



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 80
Exterior Wall	30	VINYL 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8011.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,442	100	1993	1,442	206,843
BAS	560	100	2016	560	80,328
FOP	30	30	1993	9	1,291
UCP	720	20	2021	144	20,656
UOP	220	20	2012	44	6,312
UOP	192	20	2021	38	5,451
UOP	260	20	2021	52	7,459

TOTALS	3,424			2,289	328,338
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	100	0	0	240.00	SF	10.00
4	1242	WD DECK A	0	100	11	13	143.00	SF	10.00
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00
6	0681	POLE SHED	0	100	0	0	380.00	SF	15.00
7	0812	CONCRETE C	0	100	0	0	1,115.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	2.45

REVIEW DATE	09/07/2021	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,289	122.0296	161.08	368,712	1989	2002	0	0	0	10.95
1 SNGL FAM - 100% - 2022											
Heated Area: 2002											
HX Base Yr 2022											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
12,158											

Total Acres:	2.45	Total Land Value:	85,750	Market:	0	Agricultural:	0	Common:	85,750
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		328,338	
TOTAL MARKET OB/XF VALUE		12,158	
TOTAL LAND VALUE - MARKET		85,750	
TOTAL MARKET VALUE		426,246	
SOH/AGL Deduction		122,473	
ASSESSED VALUE		303,773	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		248,051	
TOTAL JUST VALUE		426,246	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		410,831	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5401	NEW CONSTR	53,568	12/29/1988
5604	NEW CONSTR	2,100	12/29/1988
2863	H/AC	2,400	12/29/1988
3343	NEW CONSTR	2,350	12/29/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/0800	9/15/2021	WD	Q	I	02	359,900
GRANTOR: PARK MICHAEL T & CHRI						
GRANTEE: RODANHISLER STEVEN						
1195/0198	12/12/2003	WD	Q	I		139,000
GRANTOR: POLK RONALD P & VALER						
GRANTEE: PARK MICHAEL T & CH						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W28 UOP=[YR=2012] U10 L4 W20 S10 E24\$ W24 S31 BAS=[YR=2016] S1 UOP=[YR=2021] W8 S24 E8 N24\$ S24 E14 N4 E10 UCP=[YR=2021] S20 E36 N20 W26 UOP=[YR=2021] N26 FOP=[YR=1993] N3 W10 S3 E10\$ W10 S26 E10\$ W10\$ N21 W24\$ E24 N8 E10 S3 E18 N26\$.									