

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10006DIST 1D 10000NONE 100Quality02Quality Level 02DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA08NEIGHBORHOOD/LOC8001.00AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEAREAMARKET
BAS780100199378066,623BAS780100200378066,623FOP200302003605,125FOP170302014514,356TOTALS1,9301,671142,728

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND0100011,671102.6000102.60171,445198619860016.7583.25

Heated Area: 1560HX Base Yr 2016

FOP2014FOP2003BAS2003BAS1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE142,728TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET36,562TOTAL MARKET VALUE179,290SOH/AGL Deduction82,763ASSESSED VALUE96,527TOTAL EXEMPTION VALUEHX HB50,722BASE TAXABLE VALUE45,805TOTAL JUST VALUE179,290NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE160,373SALES DATAOFF RECORDNumberDATETYPEINSTQUVIRSNCDPRICE1991/19737/15/2015WDUII3740,000GRANTOR: KAJA HOLDINGS 2 LLCGRANTEE: CANTRELL WILLIAM &1987/16046/19/2015QCUII1119,700GRANTOR: DEUTSCHE BANK NATIONAGRANTEE: KAJA HOLDINGS 2 LLCBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W13 FOP=[YR=2014] N10 W17 S10 BAS=[YR=2003] W30 S26 E20 FOP=[YR=2003] S10 E20 N10 W20 \$ E10 N26 \$ E17 \$ W17 S26 E30 N26 \$.

EXTRA FEATURES

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0LNUSECODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSD TDPH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES1000007OR0.000.000.65AC1.001.001.2545,000.0056,250.0036,562

REVIEW DATE03/05/2020BYTWA

Total Acres: 0.65Total Land Value: 36,562Market: 0Agricultural: 0Common: 36,562PRINTED 07/30/2025 BY SYS