

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 60	
Exterior Wall	16	WD FR STUC 40	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	08	CLAY TILE 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 90	
Interior Floor	14	CARPET 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		6 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,897	100	1993
BAS	112	100	2009
BAS	926	100	2009
FGR	572	55	1993
FOP	108	30	1993
FOP	238	30	1993
FOP	443	30	1993
FOP	459	30	1993
FOP	70	30	2009
FST	36	55	2009
TOTALS	8,202		

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	
1	SFR CUST	- 100%	- 2002							
					Heated Area: 5692					
					HX Base Yr 2002					

NASSAU COUNTY PROPERTY		PAGE 1 of 3	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	3,913,461		
TOTAL MARKET OB/XF VALUE	191,487		
TOTAL LAND VALUE - MARKET	2,100,800		
TOTAL MARKET VALUE	6,205,748		
SOH/AGL Deduction	3,424,465		
ASSESSED VALUE	2,781,283		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	2,730,561		
TOTAL JUST VALUE	6,205,748		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	6,035,807		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19906	CO ISSUED	0	09/04/2009
M14774	MECH OTHER	0	08/01/2009
M13565	MECH OTHER	0	01/01/2008
P12682	OTHER	0	08/01/2007
P12683	OTHER	0	08/01/2007
P12684	OTHER	0	08/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0996/1334	7/09/2001	WD Q	Q	I		1,155,000
GRANTOR: WATTERS WILLIAM & JOY						
GRANTEE: FLYNN JAMES F & JAN						
0781/0365	1/02/1997	WD U	I	21		550,000
GRANTOR: FROST LIONEL S						
GRANTEE: WATTERS WILLIAM & J						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00
2	0300	BOAT DCK W	0	100	0	0	2,143.00	SF	40.00	40.00
3	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00
4	0920	CWALL-WD/M	0	100	0	0	311.00	LF	390.00	390.00
5	0855	CONC PAVER	0	100	70	5	350.00	SF	10.00	10.00
6	0450	PREFAB FNC	0	100	68	0	68.00	LF	16.00	16.00
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00
8	0462	ST/AL FNC	0	100	14	0	56.00	SF	10.00	10.00
9	1126	CB/STC 8"	0	100	2	2	288.00	SF	8.00	8.00
10	1126	CB/STC 8"	0	100	34	0	170.00	SF	8.00	8.00

TOTAL OB/XF										58,107														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	RES RIVER	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,400,000.00	1,400,000.00	1,400,000							
2	000132	C	RES RIVER	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.50	1,400,000.00	700,000.00	700,000							
3	000132	C	RES RIVER	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	800.00	800.00	800							

LAND DESCRIPTION		CONSTRUCTION	
ELEMENT	CD		
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,897	100	1993
BAS	112	100	2009
BAS	926	100	2009
FGR	572	55	1993
FOP	108	30	1993
FOP	238	30	1993
FOP	443	30	1993
FOP	459	30	1993
FOP	70	30	2009
FST	36	55	2009
TOTALS	8,202		

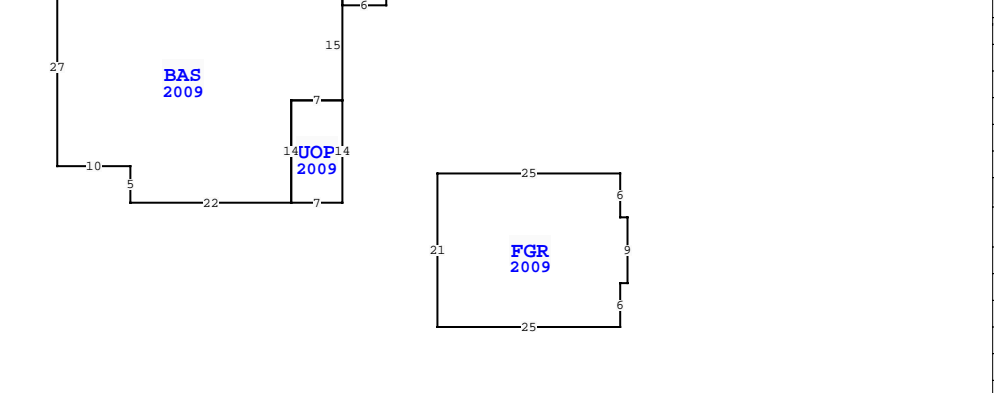
EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00
2	0300	BOAT DCK W	0	100	0	0	2,143.00	SF	40.00	40.00
3	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00
4	0920	CWALL-WD/M	0	100	0	0	311.00	LF	390.00	390.00
5	0855	CONC PAVER	0	100	70	5	350.00	SF	10.00	10.00
6	0450	PREFAB FNC	0	100	68	0	68.00	LF	16.00	16.00
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00
8	0462	ST/AL FNC	0	100	14	0	56.00	SF	10.00	10.00
9	1126	CB/STC 8"	0	100	2	2	288.00	SF	8.00	8.00
10	1126	CB/STC 8"	0	100	34	0	170.00	SF	8.00	8.00

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
12/21/2009			
		04/08/2024	MLU

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
12/21/2009			
		04/08/2024	MLU

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floor	19 MARBLE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SFR CUST	- 100%	- 2002		748,645	2009	2009	0	0	0	7.50	92.50
Heated Area: 2012						HX Base Yr 2002						



Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 10				
NEIGHBORHOOD/LOC	10007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	110	15	2009	16	4,116
BAS	1,061	100	2009	1,061	272,934
FGR	534	55	2009	294	75,629
FOP	110	30	2009	33	8,489
FOP	196	30	2009	59	15,177
FST	35	55	2009	19	4,888
FUS	951	100	2009	951	244,638
UOP	98	20	2009	20	5,145
UOP	215	20	2009	43	11,061
UOP	979	20	2009	196	50,420
TOTALS	4,289			2,692	692,497

NASSAU COUNTY PROPERTY		PAGE 2 of 3	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	3,913,461		
TOTAL MARKET OB/XF VALUE	191,487		
TOTAL LAND VALUE - MARKET	2,100,800		
TOTAL MARKET VALUE	6,205,748		
SOH/AGL Deduction	3,424,465		
ASSESSED VALUE	2,781,283		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	2,730,561		
TOTAL JUST VALUE	6,205,748		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	6,035,807		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19905	ADDITION	425,000	05/01/2007
B19906	ADDITION	560,000	05/01/2007
E19282	ELEC OTHER	2,000	05/01/2007
R10360	REPAIR/RRF	10,500	05/01/2007
R10361	REPAIR/RRF	6,500	05/01/2007
R10362	REPAIR/RRF	1,350	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0996/1334	7/09/2001	WD Q	Q	I		1,155,000
GRANTOR: WATTERS WILLIAM & JOY						
GRANTEE: FLYNN JAMES F & JAN						
0781/0365	1/02/1997	WD U	I	21		550,000
GRANTOR: FROST LIONEL S						
GRANTEE: WATTERS WILLIAM & J						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
12	0866	POOL FIBER	0	100	0	0		619.00	SF 72.00	100	2009	2009	3	35	15,599	
13	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00	100	2009	2009	3	35	350	
14	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00	100	2009	2009	3	35	700	
15	0600	SUMMER KIT	0	100	0	0		2.00	UT 5,000.00	100	2009	2009	3	35	3,500	
16	1075	TRELLIS G	0	100	44	9		396.00	SF 21.00	100	2009	2009	3	52	4,324	
17	1076	TRELLIS A	0	100	16	7		112.00	SF 7.50	100	2009	2009	3	52	437	
18	1076	TRELLIS A	0	100	8	4		32.00	SF 7.50	100	2009	2009	3	52	125	
19	0855	CONC PAVR	0	100	0	0		5,303.00	SF 10.00	100	2009	2009	3	89	47,197	
20	0840	MARBLE	0	100	0	0		629.00	SF 30.00	100	2009	2009	3	97	18,304	
21	0840	MARBLE	0	100	0	0		818.00	SF 30.00	100	2009	2009	3	97	23,804	

BLD DATE	12/21/2009	DJ	LGL DATE	
XF DATE			LAND DATE	04/08/2024
INC DATE			AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2009] W13N9W7N5 D5 L35 S3E31	
S20W31S3E3S5BAS=[YR=2009] S27E10S5 E22UOP=[YR=2009]	
E7N14W7S14\$ N14E7 N15W13N3W2FOP=[YR=2009] N5W22S5E22\$ W24\$	
E2N5E22S5E2S3E13S2E6N8 FOP=[YR=2009] N14W14S14E14\$ E7N19\$	
PTR=E20 UOP=[YR=2009] E6 FUS=[YR=2009] N13E2 BAL=[YR=2009]	
N5E22S5W22\$ E24 S3E13S15W7S9 FST=[YR=2009] S5W7N5E7\$ W32N14\$	
S14E25S5W29N12W2N7\$ W20\$ PTR=S50 FGR=[YR=2009] S21E25N6	
E1N9W1N6W25\$ N50\$.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

