

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,354	109.3680	109.37	257,457	1996	1996	0	0	21.00	79.00	

1 SINGLE FAM - 100% - 0 Heated Area: 1763 HX Base Yr 1986

NASSAU COUNTY PROPERTY			PAGE 1 of 2	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE			223,211	
TOTAL MARKET OB/XF VALUE			22,628	
TOTAL LAND VALUE - MARKET			408,450	
TOTAL MARKET VALUE			654,289	
SOH/AGL Deduction			373,175	
ASSESSED VALUE			281,114	
TOTAL EXEMPTION VALUE			55,722	
BASE TAXABLE VALUE			225,392	
TOTAL JUST VALUE			654,289	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			621,608	

Quality		03 Quality Level 03			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC		4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100	1996	1,763	152,327
FEP	200	80	1996	160	13,824
FGR	484	55	1996	266	22,983
FOP	48	30	1996	14	1,209
FOP	120	30	1997	36	3,110
FSP	288	40	1997	115	9,937
<b>TOTALS</b>	<b>2,903</b>			<b>2,354</b>	<b>203,391</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16183	ADDITION	2,729	09/01/2005
R047053	REPAIR/RRF	2,760	12/01/2004
E0210379	OTHER	500	10/01/2002
B9704113	ADDITION	5,700	07/01/1997
96-02964	NEW CONSTR	75,475	06/01/1996
962851	NEW CONSTR	0	06/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2162/1981	11/28/2017	LE	U	I	11	100

GRANTOR: FERGUSON SHANNON C  
 GRANTEE: FERGUSON SHANNON C  
 0422/0203 5/01/1984 WD Q V 26,000  
 GRANTOR:  
 GRANTEE:

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
1	0936	SEPTC TANK	0	100	0	2.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	12,000	
2	0937	WELL	0	100	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	
3	0811	CONCRETE B	0	100	0	899.00	SF	5.20	5.20	100	2005	2005	3	84	3,927	
4	0351	CARPORT MT	0	100	30	540.00	SF	5.90	5.90	100	2005	2005	3	22	701	

TOTAL OB/XF													22,628											
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0002	OR	0.00	0.00	4.79	AC		1.00	1.00	1.00	85,000.00	85,000.00	407,150							
2	009630	C	SWAMP	100		OR	0.00	0.00	2.60	AC		1.00	1.00	1.00	500.00	500.00	1,300							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1996] W39 FEP=[YR=1996] W20 FOP=[YR=1997] W12 S10 FSP=[YR=1997] S24 E12 N24 W12\$ E12 N10\$ S10 E20 N10\$ S10 W20 S27 E33 FOP=[YR=1996] S12 E4 FGR=[YR=1996] E22 N22 W22 S22 \$ N12 W4\$ E4 N10 E22 N27\$.												

LAND DESCRIPTION													TOTAL OB/XF					22,628						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0002	OR	0.00	0.00	4.79	AC		1.00	1.00	1.00	85,000.00	85,000.00	407,150							
2	009630	C	SWAMP	100		OR	0.00	0.00	2.60	AC		1.00	1.00	1.00	500.00	500.00	1,300							

