



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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

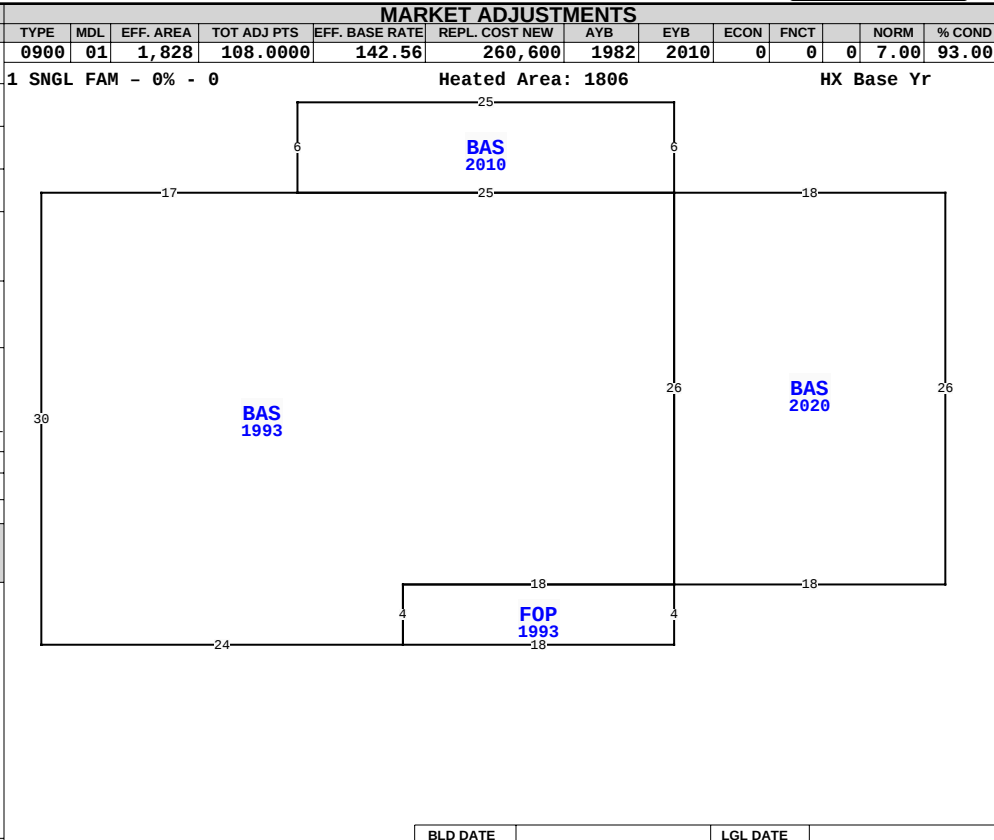
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1993	1,188	157,506
BAS	150	100	2010	150	19,887
BAS	468	100	2020	468	62,048
FOP	72	30	1993	22	2,916

TOTALS	1,878			1,828	242,358
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	56.00	SF	6.50
2	0812	CONCRETE C	0	0	0	0	1,014.00	SF	4.00
3	0845	KOOL DECK	0	0	0	0	722.00	SF	7.25
4	0861	POOL GUNIT	0	0	14	28	392.00	SF	85.00
5	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10
6	0681	POLE SHED	0	0	8	8	64.00	SF	9.90
7	1076	TRELLIS A	0	0	15	16	240.00	SF	7.50
8	1076	TRELLIS A	0	0	15	16	240.00	SF	7.50
9	1076	TRELLIS A	0	0	15	16	240.00	SF	7.50
10	1076	TRELLIS A	0	0	12	12	144.00	SF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0004	OR	0.00	0.00	1.01



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

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	0810	CONCRETE A	0	0	0	0	56.00	SF	6.50	6.50	100	1983	1983	3	38	138	
2	0812	CONCRETE C	0	0	0	0	1,014.00	SF	4.00	4.00	100	1992	1992	3	62	2,515	
3	0845	KOOL DECK	0	0	0	0	722.00	SF	7.25	7.25	100	1993	1993	3	64	3,350	
4	0861	POOL GUNIT	0	0	14	28	392.00	SF	85.00	85.00	100	1993	1993	3	20	6,664	
5	0940	SHEDS/PORT	0	0	8	8	64.00	SF	20.10	20.10	100	1993	1993	3	20	257	
6	0681	POLE SHED	0	0	8	8	64.00	SF	9.90	9.90	100	1993	1993	3	20	127	
7	1076	TRELLIS A	0	0	15	16	240.00	SF	7.50	7.50	100	2002	2002	3	27	486	
8	1076	TRELLIS A	0	0	15	16	240.00	SF	7.50	7.50	100	2002	2002	3	27	486	
9	1076	TRELLIS A	0	0	15	16	240.00	SF	7.50	7.50	100	2002	2002	3	27	486	
10	1076	TRELLIS A	0	0	12	12	144.00	SF	7.50	7.50	100	2002	2002	3	27	292	

TOTAL OB/XF													14,801		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
04	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00				

NASSAU COUNTY PROPERTY										PAGE 1 of 2	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										242,358	
TOTAL MARKET OB/XF VALUE										31,682	
TOTAL LAND VALUE - MARKET										45,450	
TOTAL MARKET VALUE										319,490	
SOH/AGL Deduction										8,330	
ASSESSED VALUE										311,160	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										311,160	
TOTAL JUST VALUE										319,490	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										308,658	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001937	ADDITION	5,000	03/03/2020
R002820	REPAIR/RRF	1,500	11/01/2000
V00107	REMODEL	3,000	11/01/2000
309	SWIM POOL	7,900	06/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2356/1265	4/23/2020	WD	Q	I	01	263,000	
GRANTOR: STAFFORD JOSHUA R & K							
GRANTEE: STROGOFF WALTER & E							
2220/0784	8/31/2018	WD	Q	I	02	185,000	
GRANTOR: HOGAN ROBERT K & ELIZ							
GRANTEE: STAFFORD JOSHUA R &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2020] W18 BAS=[YR=2010] N6 W25 S6 BAS=[YR=1993] W17 S30 E24 FOP=[YR=1993] E18 N4 W18 S4\$ N4 E18 N26 W25\$ E25\$S26 E18 N26\$.									

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										4
ELEMENT		CD		CONSTRUCTION				TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY														