

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,991	100	1997
FGR	550	55	1997
FOP	192	30	1997
PTO	258	5	1997
TOTALS	2,991		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,364	125.0970	125.10	295,736	1997	2002	0	0	16.50	83.50

1 SINGLE FAM - 100% - 0 Heated Area: 1991 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			246,940
TOTAL MARKET OB/XF VALUE			9,815
TOTAL LAND VALUE - MARKET			52,500
TOTAL MARKET VALUE			309,255
SOH/AGL Deduction			157,030
ASSESSED VALUE			152,225
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			101,503
TOTAL JUST VALUE			309,255
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190019	REPAIR/RRF	0	01/15/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0782/0670	1/16/1997	WD Q	Q	V		500

GRANTOR: KENNAN EDITH B  
GRANTEE: JOHNS ARLIE W III &

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1997] W12 PTO=[YR=1997] N12 W22 S8 R2 D2 S2 E20 \$ W20 N2 L2 U2 W8 D2 L2 S2 W15 FGR=[YR=1997] W22 S25 E22 N25 \$ S33 E17 FOP=[YR=1997] S8 E24 N8 W24 \$ E42 N33 \$ .	

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765				
2	0812	CONCRETE C	0	100	0	2,448.00	SF	4.00	4.00	100	1997	1997	3	72	7,050				
TOTALS												2,991		2,364	246,940				

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	DPH 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	0006	R-2	100.00	125.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							
2	000100	C	RES	100	0006	R-2	50.00	125.00	50.00	FF		1.00	1.00	1.00	350.00	350.00	17,500							