

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	08 SHT VINYL 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 05
NEIGHBORHOOD/LOC	5009.00
AREA TYPE	TOTAL GROSS AREA
BAS	1,559
FGR	420
FOP	52
USP	192
TOTALS	2,223

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 0	107.80	200,939	2016	2016	0	0	3.50	96.50	

Heated Area: 1559 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	193,906		
TOTAL MARKET OB/XF VALUE	6,099		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	255,005		
SOH/AGL Deduction	0		
ASSESSED VALUE	255,005		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	255,005		
TOTAL JUST VALUE	255,005		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	246,309		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632595	CO ISSUED	0	11/29/2016
B1632595	NEW CONSTR	196,685	06/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2403/1732	10/27/2020	WD	Q	I	01	215,000
GRANTOR: STEFAN LINDA J						
GRANTEE: RICKS MATTHEW & MEL						
2086/0697	11/30/2016	SW	Q	I	01	151,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: STEFAN LINDA 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
1	0810	CONCRETE A	0	0	0	700.00	SF	6.50	6.50	100	2016	2016	3	95	4,323	
2	0810	CONCRETE A	0	0	0	276.00	SF	6.50	6.50	100	2021	2021	3	99	1,776	

TOTAL OB/XF													6,099				
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LAND DESCRIPTION																								
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	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS																								
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