

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	50
Exterior Wall	17	CB STUCCO	50
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	5005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,342	100	2004
FGR	418	55	2004
FOP	14	30	2004
FUS	1,658	100	2004
USP	300	30	2005
TOTALS	3,732		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 100%	- 2019		334,261	2004	2004	0	0	10.00	90.00	Heated Area: 3000 HX Base Yr 2019	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			300,835
TOTAL MARKET OB/XF VALUE			8,632
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			364,467
SOH/AGL Deduction			89,751
ASSESSED VALUE			274,716
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			223,994
TOTAL JUST VALUE			364,467
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			357,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2002/0423	8/27/2015	WD Q	Q	I	01	217,000
GRANTOR: KINCAID JUSTIN M & AP						
GRANTEE: COMBS CHRISTOPHER P						
1752/0232	8/19/2011	WD U	U	I	38	155,000
GRANTOR: JACKSON GLORIA M						
GRANTEE: KINCAID JUSTIN M &						

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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2004	2004	3	83	2,935	
2	0462	ST/AL FNC	0	100	0	0		10.00	10.00	100	2017	2017	3	81	5,427	
3	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2017	2017	3	90	270	
TOTALS														3,732	300,835	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2004] W6 USP=[YR=2005] N10 W30 S10 E30\$ W34 S44 E14 FOP=[YR=2004] S2 E7 N2 FGR=[YR=2004] E18 N22 W19 S22 E1\$ W7\$ E7 N22 E19 N22\$ PTR=E20 FUS=[YR=2004] E40 S44 W19 N10 W3 N8 W4 S18 W14 N44\$ W20\$.			

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	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							