



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,209	100	2018	3,209	438,967
FGR	712	55	2018	392	53,623
FOP	249	30	2018	75	10,260
FOP	320	30	2018	96	13,132
TOTALS	4,490			3,772	515,982

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	1,239.00	SF	10.00	
2	0855	CONC PAVER	0 100	32	18	576.00	SF	10.00	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	
4	1076	TRELLIS A	0 100	12	12	144.00	SF	7.50	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,772	106.2900	140.30	529,212	2018	2018	0	0
1 SNGL FAM - 100% - 2019 Heated Area: 3209 HX Base Yr 2019									
BLD DATE: 06/13/2023 MLU									

TOTAL OB/XF									
22,645									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					515,982				
TOTAL MARKET OB/XF VALUE					22,645				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					613,627				
SOH/AGL Deduction					170,221				
ASSESSED VALUE					443,406				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					392,684				
TOTAL JUST VALUE					613,627				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					589,060				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009791	SUMMER KITCHEN	0	01/01/2019
18001626	CO ISSUED	0	02/15/2018
17001654	NEW CONSTR	411,678	03/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2437/0389	2/25/2021	LE	U	I	11	100	
GRANTOR:SWIFT RANDY C & BETTE							
GRANTEE:SPAGNOLO KATELIN SH							
2191/1158	4/20/2018	SW	Q	I	02	440,000	
GRANTOR:AVATAR PROPERTIES INC							
GRANTEE:SWIFT RANDY C & BET							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W19 FOP=[YR=2018] N10 W32 S10 E32\$ W46 S37 FGR=[YR=2018] S23 E20 N2 E9 FOP=[YR=2018] S14 E24 N6 W12 N1 W3 N12 W6 S5 W3\$ E3 N21 W32\$ E32 S16 E6 S12 E3 S1 E12 N6 E12 N60\$.									