



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	2010	1,786	237,027
FGR	462	55	2010	254	33,710
FOP	108	30	2010	32	4,247
FOP	132	30	2010	40	5,309
TOTALS	2,488			2,112	280,291

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,533.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	760.00	SF	6.50

1 SNGL FAM - 100% - 2011

Heated Area: 1786

HX Base Yr 2011

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/22/2025 MLU

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	0812	CONCRETE C	0	100	0	0	1,533.00	SF	4.00	4.00	100	2010	2010	3	90	5,519	
2	0810	CONCRETE A	0	100	0	0	760.00	SF	6.50	6.50	100	2017	2017	3	96	4,742	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100	0006	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 3									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										280,291									
TOTAL LAND VALUE - MARKET										45,000									
TOTAL MARKET VALUE										335,552									
SOH/AGL Deduction										191,629									
ASSESSED VALUE										143,923									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										93,201									
TOTAL JUST VALUE										335,552									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										307,214									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100039	NEW CONSTR	96,085	04/07/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1702/0266	9/23/2010	WD	Q	I	01	168,900	
GRANTOR:CAIN CONSTRUCTION CO							
GRANTEE:WOLLITZ JARED E & L							
1428/1166	7/17/2006	WD	Q	V		26,300	
GRANTOR:HAUGH REX ALAN							
GRANTEE:CAIN CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W13 FOP=[YR=2010] W16 D8 R5 E11 N8\$ S8 W11 U8 L5 W23 S32 FGR=[YR=2010] S22 E21 N8 FOP=[YR=2010] E19 N6 W1 N3 W6 S3 W12 S6\$ N14 W21 \$ E21 S8 E12 N3 E6 S3 E13 N40\$.									