

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,473	106.0000	139.92	625,862	1991	2005	0	0	0	14.25	85.75

1 SNGL FAM - 100% - 0
Heated Area: 3783
HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			536,677
TOTAL MARKET OB/XF VALUE			17,179
TOTAL LAND VALUE - MARKET			52,200
TOTAL MARKET VALUE			606,056
SOH/AGL Deduction			338,459
ASSESSED VALUE			267,597
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			216,875
TOTAL JUST VALUE			606,056
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			570,627

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,610	100
BAS	1,173	100
FEP	384	80
FGR	461	55
FOP	32	30
FOP	299	30
UST	64	45
TOTALS	5,023	
		4,473
		536,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011270	REPAIR/RRF	33,172	08/25/2021
B1124310	ADDITION	147,286	01/21/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1709/1088	11/09/2010	QC	U	I	11	100

GRANTOR: JACKSON FREDDIE & LEE
GRANTEE: JACKSON FREDDIE & L

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1991	1991
2	0812	CONCRETE C	0	100	0	1,176.00	SF	4.00	4.00	100	1991	1991
3	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985
4	0937	WELL	0	100	0	1.00	UT	6,000.00	6,000.00	100	1985	1985

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2019] E11 N28 W12 N15 W21 S28 FEP=[YR=2019] W32 S12			
BAS=[YR=1993] W16 S46 E18 FOP=[YR=1993] S5 E30 N5			
FGR=[YR=1993] E22 N23 W6 S4 W17 S19 E1 \$ W1 N3 W15 N5 W13 S8			
W1 \$ E1 N8 E13 S5 E15 N16 E17 N4 E6 N23 W54\$ E32 N12\$ S12 E22			
S3\$ PTR= E20 UST=[YR=1993] E8 S8 FOP=[YR=1993] S4 W8 N4 E8 \$			
W8 N8 \$ 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	DPTH 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		OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	45,000.00	45,000.00	52,200								