

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
Units	0 100
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	2,918	106.5960	140.71	410,592	2002	2002	0	0	12.48	87.52

1 SNGL FAM - 100% - 2019 Heated Area: 2661 HX Base Yr 2019

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			359,350
TOTAL MARKET OB/XF VALUE			12,972
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			457,322
SOH/AGL Deduction			173,485
ASSESSED VALUE			283,837
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			233,115
TOTAL JUST VALUE			457,322
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			430,836

Quality	
DOR CODE	MAP NUM
03 Quality Level 03	04
0100 SINGLE FAMILY	
NEIGHBORHOOD/LOC	4041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,367	100	2002	1,367	168,346
FGR	418	55	2002	230	28,324
FOP	40	30	2002	12	1,478
FUS	1,294	100	2002	1,294	159,356
PTO	304	5	2002	15	1,848
TOTALS	3,423			2,918	359,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226624	REMODEL	2,429	11/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2052/1513	6/10/2016	WD Q	Q	I	01	299,500

GRANTOR	GRANTEE	DATE	TYPE	Q	V	RSN	SALE PRICE
HARRIS WILLIAM F JR &	LARDIE KERRY BRETT	3/06/2002	WD Q	Q	I		185,400

BLD DATE	LGL DATE	MLU
	04/23/2025	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	100	0	0	679.00	SF	5.20	5.20	100
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
3	0855	CONC PAVER	0	100	0	0	460.00	SF	10.00	10.00	100
4	1076	TRELLIS A	0	100	0	0	180.00	SF	7.50	7.50	100
5	1076	TRELLIS A	0	100	16	19	304.00	SF	7.50	7.50	100
6	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100

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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BAS=[YR=2002] W13 N2 W7 S2 W16 PTO=[YR=2002] N16 W19 S16 E19 \$ W19 S15 FGR=[YR=2002] S19 E22 N19 W22 \$ E22 S16 E11 FOP=[YR=2002] S4 E10 N4 W10 \$ E22 N31 \$ PTR= E15 FUS=[YR=2002] E19 N10 E35 S31 W35 N10 W19 N11 \$ W15 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00