



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

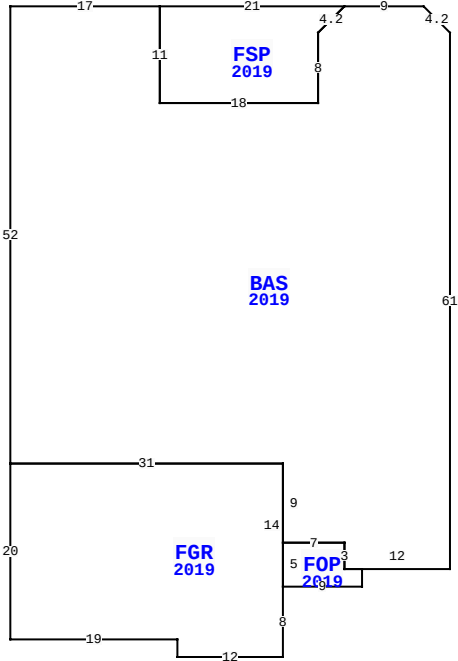
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,600	100	2019	2,600	437,769
FGR	644	55	2019	354	59,604
FOP	39	30	2019	12	2,020
FSP	203	40	2019	81	13,638
TOTALS	3,486			3,047	513,031

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	16	3	48.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	894.00	SF	10.00	10.00
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	3,750.00	3,750.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,047	109.2960	172.69	526,186	2019	2019	0	0
1 SFR CUST - 100% - 2020									
Heated Area: 2600									
HX Base Yr 2020									



TOTAL OB/XF									
12,213									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
513,031									
TOTAL MARKET OB/XF VALUE									
12,213									
TOTAL LAND VALUE - MARKET									
135,000									
TOTAL MARKET VALUE									
660,244									
SOH/AGL Deduction									
239,070									
ASSESSED VALUE									
421,174									
TOTAL EXEMPTION VALUE									
HX HB									
50,722									
BASE TAXABLE VALUE									
370,452									
TOTAL JUST VALUE									
660,244									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
666,990									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807196	CO ISSUED	0	02/21/2019
B1807196	NEW CONSTR	343,778	07/16/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2257/1235	2/22/2019	WD	Q	I	01	445,200	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: RAGSDALE JEREMY W							
2164/0373	12/11/2017	SW	U	V	37	481,000	
GRANTOR: WEEKLEY HOMES LLC							
GRANTEE: RIVERSIDE HOMES OF							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2019] U3 L3 W9 FSP=[YR=2019] W21 S11 E18 N8 U3 R3 \$ D3 L3 S8 W18 N11 W17 S52 FGR=[YR=2019] S20 E19 S2 E12 N8 FOP=[YR=2019] E9 N2 W2 N3 W7 S5\$ N14 W31\$ E31 S9 E7 S3 E12 N61\$.									