



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	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	4	100
Bathrooms	2	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	2,779	100	2008	2,779	348,987
FGR	694	55	2008	382	47,972
FOP	129	30	2008	39	4,898
FSP	412	40	2013	165	20,721
TOTALS	4,014			3,365	422,576

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,053.00	SF	4.00
3	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00

1 SNGL FAM - 100% - 2014

Heated Area: 2779

HX Base Yr 2014

BLD DATE

12/03/2008

XF DATE

12/03/2008

INC DATE

RK

RK

LGL DATE

LAND DATE

AG DATE

05/08/2025

MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				422,576	
TOTAL MARKET OB/XF VALUE				10,924	
TOTAL LAND VALUE - MARKET				135,000	
TOTAL MARKET VALUE				568,500	
SOH/AGL Deduction				263,212	
ASSESSED VALUE				305,288	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				254,566	
TOTAL JUST VALUE				568,500	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				578,675	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21310	CO ISSUED	266,112	09/04/2008
B21842	REMODEL	1,000	09/01/2008
E20862	ELEC OTHER	2,000	06/01/2008
M13854	MECH OTHER	0	05/01/2008
P13174	OTHER	0	04/01/2008
R11188	REPAIR/RRF	5,000	04/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1895/1721	12/30/2013	WD	Q	I	01	300,000
GRANTOR: LYNN JAMES SCOTT						
GRANTEE: VENGRIN GREGORY & C						
1584/0610	9/09/2008	WD	Q	I		431,600
GRANTOR: TAYLOR MORRISON OF FL						
GRANTEE: LYNN JAMES SCOTT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W31 FSP=[YR=2013] W24 S21 E14 N6 U4 R4 E6 N11 \$ S11 W6 D4 L4 S6 W14 S34 FGR=[YR=2008] S26 E19 N1 E10 N16 FOP=[YR=2008] E5 S3 E10 N4 W1 N6 W14 S7 \$ N7 W25 N2 W4 \$ E4 S2 E39 S6 E8 U4 R4 N59 \$.									

LAND DESCRIPTION										TOTAL OB/XF										10,924									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000												