

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
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
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
BAS	3,028	100	2016
FGR	614	55	2016
FOP	52	30	2016
FOP	677	30	2016
TOTALS	4,371		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2018								
Heated Area: 3028						HX Base Yr 2018					
BLD DATE	11/30/2016	KK	LGL DATE								
XF DATE			LAND DATE	05/08/2025	MLU						
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		725,937	
TOTAL MARKET OB/XF VALUE		8,248	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		934,185	
SOH/AGL Deduction		592,849	
ASSESSED VALUE		341,336	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		290,614	
TOTAL JUST VALUE		934,185	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		866,069	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632318	CO ISSUED	0	10/19/2016
B1632318	NEW CONSTR	386,475	05/16/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2104/0742	2/28/2017	WD Q	Q	I	01	427,000
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: KEATING DENNIS M &						
2046/1895	5/16/2016	SW U	V	V	37	138,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	1,277.00	SF	4.00	4.00	100	2016
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2016

TOTAL OB/XF												8,248			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2016] U3 L3 FOP=[YR=2016] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10\$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2016] S23 E7 S1 E10 N1 E7 N27 W10 S2 W6 S2 W8\$ E8 N2 E6 N2 E18 FOP=[YR=2016] S2 E10 N6 W8 S4 W2\$ E2 N4 E9 S10 E12 N8 E4 S2 E8 N46\$.											

LAND DESCRIPTION												TOTAL OB/XF				8,248			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	1.00								