

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,486	100	2015
FGR	734	55	2015
FOP	58	30	2015
FSP	200	40	2019
FST	18	55	2015
TOTALS	3,496		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,997	105.1860	138.85	416,133	2015	2015	0	0	4.50	95.50

1 SNGL FAM - 100% - 2020 Heated Area: 2486 HX Base Yr 2020

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			397,407
TOTAL MARKET OB/XF VALUE			11,310
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			493,717
SOH/AGL Deduction			188,328
ASSESSED VALUE			305,389
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			254,667
TOTAL JUST VALUE			493,717
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			464,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530476	CO ISSUED	0	10/22/2015
B1530476	NEW CONSTR	318,249	05/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/0059	7/26/2019	WD Q	Q	I	02	344,900

GRANTOR: YODER JOEL E & RAEMEL
GRANTEE: BLADEN ROBERT T JR
2018/1162 12/11/2015 WD Q I 01 314,200
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: YODER JOEL E & RAEM

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	977.00	UT	5.20	5.20	100	2015	2015	3	95	4,826	
2	0810	CONCRETE A	0	100	15	45.00	SF	6.50	6.50	100	2015	2015	3	95	278	
3	0810	CONCRETE A	0	100	3	9.00	SF	6.50	6.50	100	2015	2015	3	95	56	
4	0462	ST/AL FNC	0	100	180	720.00	SF	10.00	10.00	100	2016	2016	3	78	5,616	
5	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2019] W20 BAS=[YR=2015] W25 S52 FGR=[YR=2015] W10 S21 E10 S2 E22 N3 FOP=[YR=2015] E13 N2 W3 N4 W8 S4 W2 S2\$ N2 E2 N18 W14 FST=[YR=2015] W6 S3 E6 N3\$ S3 W6 N3 W4\$ E24 S14 E8 S4 E13 N60 W20 N10\$ S10 E20 N10\$.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							