

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	60
Interior Floo	11	CLAY TILE	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	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,521	100	2016
FGR	385	55	2016
FOP	57	30	2016
FOP	180	30	2016
FST	15	55	2016
TOTALS	3,158		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,812	109.6320	144.71	406,925	2016	2016	0	0	4.00	96.00

1 SNGL FAM - 100% - 2021 Heated Area: 2521 HX Base Yr 2021

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			390,648
TOTAL MARKET OB/XF VALUE			53,462
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			529,110
SOH/AGL Deduction			171,525
ASSESSED VALUE			357,585
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			301,863
TOTAL JUST VALUE			529,110
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			502,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001300	SCRN ENCLSR	9,900	02/12/2020
B1909209	SWIM POOL	39,685	11/01/2019
B1531388	CO ISSUED	0	07/20/2016
B1531388	NEW CONSTR	0	11/06/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0990	7/25/2022	QC	U	I	11	100

GRANTOR: EBUENG RICHARD
GRANTEE: NOLAN KERRY L YNN F
2575/1136 7/05/2022 FJ U I 11 0
GRANTOR: EBUENG RICHARD
GRANTEE: NOLAN KERRY LYNN

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	0810	CONCRETE A	0	100	78	3	SF	6.50	6.50	100	2016	2016	3	95	1,445	
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2016	2016	3	95	3,378	
3	0911	SCRN RM A	0	100	40	25	SF	17.50	17.50	100	2020	2020	3	86	15,050	
4	0861	POOL GUNIT	0	100	0	0	SF	85.00	85.00	100	2020	2020	3	90	22,338	
5	0871	POOL HTR R	0	100	0	0	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	
6	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2020	2020	3	98	1,617	
7	0462	ST/AL FNC	0	100	204	0	SF	10.00	10.00	100	2020	2020	3	90	7,344	
8	0463	FENCE GATE	0	100	0	0	UT	300.00	300.00	100	2020	2020	3	95	570	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W15 FOP=[YR=2016] W20 S9 E20 N9\$ S9 W20 N9 W15 S56 E12 FOP=[YR=2016] S6 E8 N3 W1 N5 W6 S2 W1\$ E1 N2 E6 S5 E11 FGR=[YR=2016] S11 E20 N20 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$.	

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									