



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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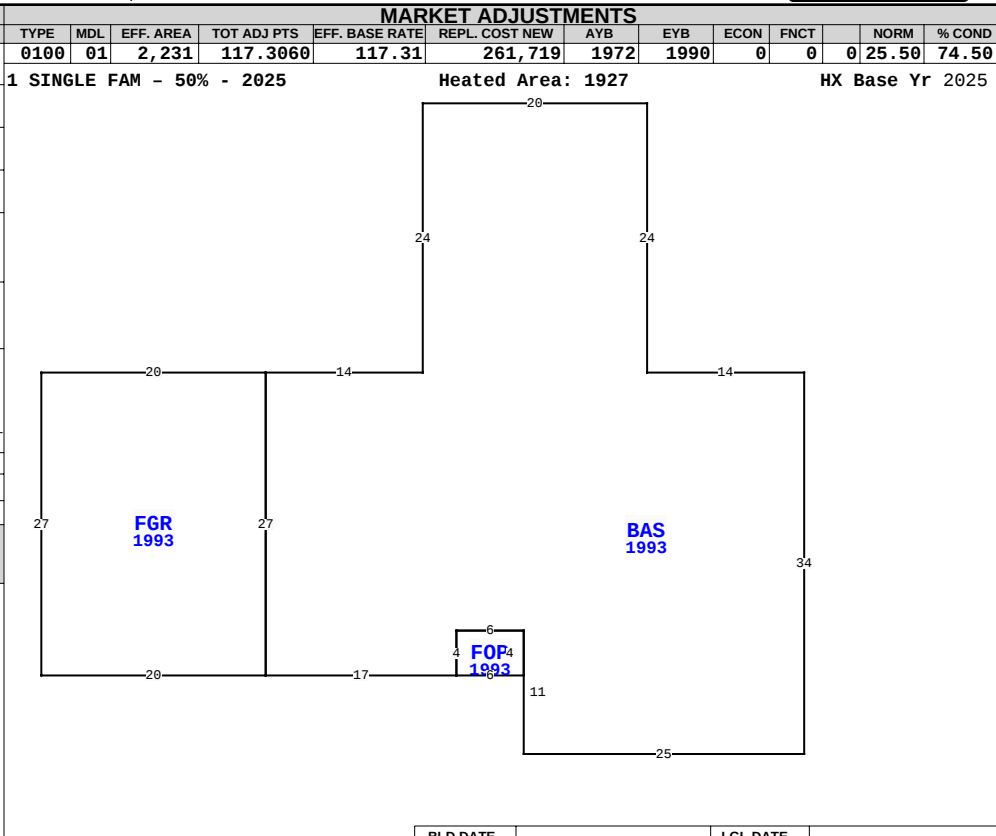
NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100	1993	1,927	168,412
FGR	540	55	1993	297	25,957
FOP	24	30	1993	7	612

TOTALS	2,491			2,231	194,981
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	50	68	16	1,088.00	SF	5.20
2	0810	CONCRETE A	0	50	34	20	680.00	SF	6.50
3	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00
4	0810	CONCRETE A	0	50	0	0	190.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	50	0006	MU	100.00	210.00	100.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	50	68	16	1,088.00	SF	5.20
2	0810	CONCRETE A	0	50	34	20	680.00	SF	6.50
3	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00
4	0810	CONCRETE A	0	50	0	0	190.00	SF	6.50

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	50	68	16	1,088.00	SF	5.20
2	0810	CONCRETE A	0	50	34	20	680.00	SF	6.50
3	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00
4	0810	CONCRETE A	0	50	0	0	190.00	SF	6.50

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 1	Tax Dist:								
BUILDING MARKET VALUE	194,981								
TOTAL MARKET OB/XF VALUE	4,089								
TOTAL LAND VALUE - MARKET	70,000								
TOTAL MARKET VALUE	269,070								
SOH/AGL Deduction	0								
ASSESSED VALUE	269,070								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	218,348								
TOTAL JUST VALUE	269,070								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	261,317								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2196	REPAIR/RRF	2,890	04/15/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2762/324	1/13/2025	WD	U	I	16	20,000	
GRANTOR:MCANALLEN THOMAS D &							
GRANTEE:MCANALLEN MELISSA M							
2762/322	1/13/2025	WD	U	I	16	150,000	
GRANTOR:BRAY DAVID E II							
GRANTEE:MCANALLEN MELISSA M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 N24 W20 S24 W14 FGR=[YR=1993] W20 S27 E20 N27\$ S27 E17 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S11 E25 N34\$.									