

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	08	SHT VINYL 40	
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	4144.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,856	100	2016
FGR	420	55	2016
FOP	20	30	2016
PTO	225	5	2016
TOTALS	2,521		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0		220,415	2016	2016	0	0	3.50	96.50
Heated Area: 1856				HX Base Yr							
BLD DATE		LGL DATE		04/23/2025	MLU						
XF DATE		LAND DATE									
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			212,700
TOTAL MARKET OB/XF VALUE			7,433
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			305,133
SOH/AGL Deduction			0
ASSESSED VALUE			305,133
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			305,133
TOTAL JUST VALUE			305,133
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			295,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531395	CO ISSUED	0	02/29/2016
B1531395	NEW CONSTR	0	11/09/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/1855	8/16/2021	WD Q	Q	I	01	285,000
GRANTOR: KELLEY CHRISTINA M						
GRANTEE: WAGONER ALLYSON M &						
2231/0469	10/16/2018	WD Q	Q	I	02	224,900
GRANTOR: PRICE ALBERT G JR						
GRANTEE: KELLEY CHRISTINA M						

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	0	0	0	603.00	SF	5.20	5.20	100	2016	2016	3	95	2,979	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2016	2016	3	95	148	
3	0462	ST/AL FNC	0	0	0	0	552.00	SF	10.00	10.00	100	2016	2016	3	78	4,306	
TOTALS															7,433		

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] W14 PTO=[YR=2016] N15 W15 S15 E15\$ W25 S39 FGR=[YR=2016] S20 E21 N1 FOP=[YR=2016] E5 N4 W5 S4\$ N19 W21\$ E21 S15 E5 S5 E13 N59 \$.

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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							