

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,603	117.4320	117.43	305,670	2017	2017	0	0	0	3.00	97.00

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	0	602.00	SF	5.20	5.20	100	2017	2017	3	96	3,005	
2	0810	CONCRETE A	0	100	0	0	98.00	SF	6.50	6.50	100	2017	2017	3	96	612	
3	0861	POOL GUNIT	0	100	30	8	240.00	SF	85.00	85.00	100	2017	2017	3	81	16,524	
4	0911	SCRN RM A	0	100	40	13	520.00	SF	17.50	17.50	100	2017	2017	3	74	6,734	
5	0855	CONC PAVER	0	100	0	0	280.00	SF	10.00	10.00	100	2017	2017	3	96	2,688	
6	0855	CONC PAVER	0	100	0	0	32.00	SF	10.00	10.00	100	2017	2017	3	96	307	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480	

Quality		04 Quality Level 04			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC		4145.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2017	1,909	217,449
FGR	420	55	2017	231	26,312
FOP	48	30	2017	14	1,595
FOP	224	30	2017	67	7,632
FUS	376	100	2017	376	42,829
STR	60	10	2017	6	684
TOTALS	3,037			2,603	296,500

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	296,500		
TOTAL MARKET OB/XF VALUE	31,350		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	412,850		
SOH/AGL Deduction	49,937		
ASSESSED VALUE	362,913		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	312,191		
TOTAL JUST VALUE	412,850		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	390,605		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705137	CO ISSUED	0	08/10/2017
B1705137	SWIM POOL	32,625	08/01/2017
B1701088	NEW CONSTR	0	02/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2302/0623	8/27/2019	WD Q	Q	I	01	350,000
GRANTOR: KNISELY ADAM PAUL						
GRANTEE: MOSS JECOREY D & AS						
2140/1564	8/10/2017	WD Q	Q	I	02	275,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KNISELY ADAM PAUL						

BLD DATE		03/30/2023		NW		LGL DATE		04/23/2025		MLU	
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BUILDING NOTES	
BAS=[YR=2017] W24 FOP=[YR=2017] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50 \$ PTR=E15 STR=[YR=2017] E10 FUS=[YR=2017] E14 S20 W20 N16 E6 N4\$ S4 W6 S5 W4 N9\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF															31,350							
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							