



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2104.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,389	100	2015	1,389	255,221
FGR	320	55	2015	176	32,339
FOP	152	30	2015	46	8,452
FOP	152	30	2015	46	8,452
FOP	167	30	2015	50	9,187
FOP	190	30	2015	57	10,474
FST	25	55	2015	14	2,573
FUS	1,489	100	2015	1,489	273,595
STP	12	10	2015	1	183
STP	24	10	2015	2	368
TOTALS	3,920			3,270	600,843

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	243.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	28.00	SF	10.00
3	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00
4	0479	VF PICKET	0	100	0	0	33.00	LF	10.00
5	0855	CONC PAVER	0	100	0	0	358.00	SF	10.00
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,270	110.1240	191.40	625,878	2015	2015	0	0	4.00	96.00
1 SFR CUST - 100% - 2020 Heated Area: 2878 HX Base Yr 2020											
BLD DATE: 04/02/2025 MLU											

TOTAL OB/XF											
8,517											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		600,843	
TOTAL MARKET OB/XF VALUE		8,517	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		884,360	
SOH/AGL Deduction		353,269	
ASSESSED VALUE		531,091	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		480,369	
TOTAL JUST VALUE		884,360	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		911,538	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142240	CO ISSUED	0	07/16/2015
20142238	NEW CONSTR	266,373	10/16/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2321/1988	11/27/2019	WD	Q	I	01
GRANTOR: CANTRELL JONATHAN H & GRANTEE: BENDER KEITH WILLIA					
2071/0364	9/06/2016	SW	Q	I	01
GRANTOR: D & H HOMES LLC GRANTEE: CANTRELL JONATHAN H					

BUILDING NOTES									
BAS=[YR=2015] W5 FOP=[YR=2015] N9 W7 STP=[YR=2015] N2 W6 S2 E6\$ W12 S5 E1 S4 E18\$ W18 N4 W12 S24 FGR=[YR=2015] S30 E11 N25 FST=[YR=2015] E3 N5 W5 S5 E2\$ W2 N5 W9\$ E14 S5 W3 S29 FOP=[YR=2015] S8 STP=[YR=2015] S4 E6 N4 W6\$ E19 N8 W19\$ E19 N32 E5 N22\$ PTR=E20 FUS=[YR=2015] E11 FOP=[YR=2015] N10 E19 S10 W19\$ E19 S53 FOP=[YR=2015] S8 W19 N8 E19\$ W19 N11 W3 S4 W5 N4 W3 N42\$ W20\$.									