

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC		8005.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	200	100
FGR	440	55
FOP	200	30
FST	120	55
SFB	1,488	80
UST	160	45
TOTALS	2,608	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,830	115.9000	152.99	279,972	1982	1987	0	0	26.35	73.65

1 SNGL FAM - 100% - 0
Heated Area: 1390
HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			206,199
TOTAL MARKET OB/XF VALUE			22,794
TOTAL LAND VALUE - MARKET			101,150
TOTAL MARKET VALUE			330,143
SOH/AGL Deduction			196,831
ASSESSED VALUE			133,312
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			77,590
TOTAL JUST VALUE			330,143
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5733	SWIM POOL	15,600	05/16/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0557/0021	11/15/1988	WD	Q	V	01	100

GRANTOR: KIRKLAND DONALD T
GRANTEE: KIRKLAND JUNE E
0346/0595 10/01/1981 FS U V 100
GRANTOR:
GRANTEE:

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
2	0810	CONCRETE A	0 100	0	0	1,129.00	SF	6.50	6.50	100	1982	1982	3	35	2,568	
3	0680	POLE SHED	0 100	0	0	912.00	SF	10.00	10.00	100	1982	1982	3	20	1,824	
4	0510	GARAGE WD-	0 100	20	24	480.00	SF	35.00	35.00	100	1982	1982	3	20	3,360	
5	0861	POOL GUNIT	0 100	17	35	595.00	SF	85.00	85.00	100	1989	1989	3	20	10,115	
6	0845	KOOL DECK	0 100	0	0	660.00	SF	7.25	7.25	100	1989	1989	3	54.5	2,608	
7	0940	SHEDS/PORT	0 100	12	8	96.00	SF	19.50	19.50	100	1995	1995	3	20	374	
8	0351	CARPORT MT	0 100	24	12	288.00	SF	4.00	4.00	100	1995	1995	3	20	230	

BUILDING NOTES			
BLD DATE XF DATE INC DATE			
LGL DATE LAND DATE		05/09/2025 MLU	
AG DATE			

BUILDING DIMENSIONS			
FST=[YR=1993] W10 SFB=[YR=1994] W7 BAS=[YR=1993] N10 W20 S10E20\$ W47 S32 E22 FOP=[YR=1993] S10 E20 N10 FGR=[YR=1993] E22 N20 W22 S20\$ W20\$ E20 N20 E12 N12\$ S12 E10 N12\$ PTR=E10 UST=[YR=1993] E10 S16 W10 N16\$ W10\$.			

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	100	0007	OR	0.00	0.00	2.89	AC		1.00	1.00	1.00	35,000.00	35,000.00	101,150							