

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories		1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,742	100	1993
BAS	100	100	2017
FGR	675	55	1993
FOP	24	30	1993
FOP	32	30	1993
PTO	120	5	2007
PTO	240	5	2015
PTO	128	5	2017
TOTALS	3,061		
			2,254
			282,083

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,254	105.9282	139.83	315,177	1973	2010	0	0	10.50	89.50
1 SNGL FAM - 100% - 2018 Heated Area: 1842 HX Base Yr 2018											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			282,083
TOTAL MARKET OB/XF VALUE			2,590
TOTAL LAND VALUE - MARKET			105,000
TOTAL MARKET VALUE			389,673
SOH/AGL Deduction			180,752
ASSESSED VALUE			208,921
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			158,199
TOTAL JUST VALUE			389,673
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703023	H/AC	0	05/01/2017
E1703022	NEW CONSTR	0	05/01/2017
B1631654	ADDITION	35,000	01/01/2016
B22360	REMODEL	2,400	03/01/2009
B17947	SUNRM	8,000	10/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/1420	11/20/2017	WD	Q	I	01	225,000
GRANTOR: ISLE AMELIA HOLDINGS						
GRANTEE: OWEN ALYSHA MARINA						
2087/1734	12/07/2016	WD	Q	I	01	75,000
GRANTOR: INGEBRIGSTEN CATHERIN						
GRANTEE: ISLE AMELIA HOLDING						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1994

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

BUILDING DIMENSIONS											
BAS=[YR=2017] W10 BAS=[YR=1993] W8 PTO=[YR=2007] N12 W10											
PTO=[YR=2015] W20 S12 E20 N12\$ S12 E10\$ W55 S37 E25											
FOP=[YR=1993] E4 PTO=[YR=2017] E16 FOP=[YR=1993] E3											
FGR=[YR=1993] E25 N27 W25 S27\$ N8 W3 S8\$ N8 W16 S8\$ N8 W4											
S8\$ N8 E23 N19 E15 N10\$ S10 E10 N10\$.											

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		OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	100,000.00	100,000.00	105,000							