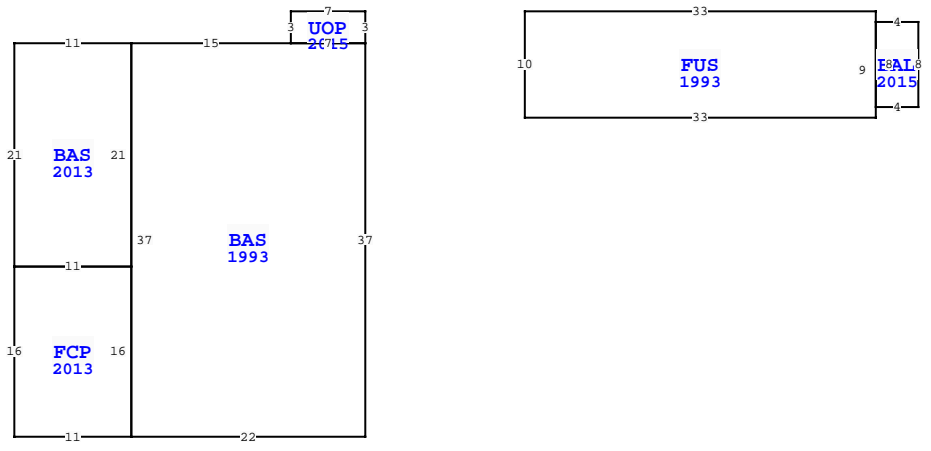




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	07	GAMBREL	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Air Condition	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,428	95.3680	95.37	136,188	1989	1994		0	0	14.98	85.02
1 SINGLE FAM - 100% - 2016 Heated Area: 1375 HX Base Yr 2016												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	32	15	2015	5	406
BAS	814	100	1993	814	66,002
BAS	231	100	2013	231	18,730
FCP	176	25	2013	44	3,567
FUS	330	100	1993	330	26,757
UOP	21	20	2015	4	324
TOTALS	1,604			1,428	115,787

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	0201	BARN WD 10	0	100	0	0	2,220.00	SF	17.00	17.00	100	2002	2002	3	29	10,945	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			115,787
TOTAL MARKET OB/XF VALUE			13,185
TOTAL LAND VALUE - MARKET			307,000
TOTAL MARKET VALUE			435,972
SOH/AGL Deduction			264,524
ASSESSED VALUE			171,448
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			120,726
TOTAL JUST VALUE			435,972
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1998/1641	8/24/2015	WD Q	Q	I	01	160,000
GRANTOR: CHAPMAN WILLIAM KEITH						
GRANTEE: HENDERSON DENNIS M						
1921/1715	6/06/2014	QC U	U	I	11	100
GRANTOR: CARTER THOMAS JAMES &						
GRANTEE: CHAPMAN WILLIAM KEI						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2015] W7 S3 BAS=[YR=1993] W15 BAS=[YR=2013] W11 S21 FCP=[YR=2013] S16 E11 N16 W11 \$ E11 N21 \$ S37 E22 N37 W7\$ E7 N3\$ PTR=E15 FUS=[YR=1993] E33 S1 BAL=[YR=2015] E4 S8 W4 N8\$ S9 W33 N10\$ W15\$.	

LAND DESCRIPTION																								
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	3.07	AC		1.00	1.00	1.00	100,000.00	100,000.00	307,000							