



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	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,337	100	1993
FOP	16	30	1993
FST	825	55	2007
TOTALS	2,178		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,796	122.1000	122.10	219,292	1987	1987	0	0	26.35	73.65	
1 SINGLE FAM - 0% - 0 Heated Area: 1337 HX Base Yr												
BLD DATE						LGL DATE						
XF DATE						LAND DATE	05/21/2025	MLU				
INC DATE						AG DATE	01/28/2025	KBA				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			161,509
TOTAL MARKET OB/XF VALUE			13,821
TOTAL LAND VALUE - MARKET			479,500
TOTAL MARKET VALUE			249,768
SOH/AGL Deduction			17,988
ASSESSED VALUE			231,780
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			231,780
TOTAL JUST VALUE			654,830
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			593,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1589/1073	10/16/2008	QC	U	I	07	100	
GRANTOR: LARGIN MARY NELL ETAL							
GRANTEE: JONES RHONDA LARGIN							
1564/0759	5/01/2008	QC	Q	I	01	100	
GRANTOR: LARGIN MARY NELL ETAL							
GRANTEE: JONES RHONDA L & DO							

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	9	18	162.00	SF	6.50	6.50	100	1987
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987
3	0202	BARN WD 30	0	0	60	60	3,600.00	SF	15.00	15.00	100	1980
4	0749	M/H STORG	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1978

TOTAL OB/XF													13,821
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	
1	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	45.94	AC		1.00	
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	28.00	AC		1.00	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	79.00	AC		1.00	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W41 FST=[YR=2007] W25 S33 E25 N33\$ S33 E21												
FOP=[YR=1993] E4 N4 W4 S4\$ N4 E4 S4 E16 N33\$.												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	45.94	AC		1.00	1.00	1.00	525.00	525.00	24,118							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	28.00	AC		1.00	1.00	1.00	190.00	190.00	5,320							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	79.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	434,500							