

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,413	112.6755	148.73	358,885	2000	2000	0	0	12.00	88.00	
1 SNGL FAM - 100% - 2015 Heated Area: 1974 HX Base Yr 2015												



Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100	2000	1,428	186,900
FGR	472	55	2000	260	34,030
FOP	47	30	2000	14	1,832
FOP	100	30	2000	30	3,927
FOP	143	30	2000	43	5,628
FUS	546	100	2000	546	71,462
UOP	462	20	2000	92	12,041
TOTALS	3,198			2,413	315,819

NASSAU COUNTY PROPERTY				PAGE 1 of 1
VALUATION SUMMARY				7
VALUATION BY			STANDARD	
Tax Group: 7		Tax Dist:		
BUILDING MARKET VALUE			315,819	
TOTAL MARKET OB/XF VALUE			8,256	
TOTAL LAND VALUE - MARKET			200,000	
TOTAL MARKET VALUE			524,075	
SOH/AGL Deduction			282,540	
ASSESSED VALUE			241,535	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			190,813	
TOTAL JUST VALUE			524,075	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			509,181	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106444	(1) DOOR	3,637	05/19/2021
R1911273	REPAIR/RRF	10,450	10/28/2019
006991	ADDITION	5,256	03/01/2000
996353	NEW CONSTR	95,000	08/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1956/0080	12/30/2014	QC	U	I	11	100

GRANTOR: LOFTIS-VROOMAN LINDA
GRANTEE: VROOMAN DAVID N & L
1342/1762 8/18/2005 WD Q I 350,000
GRANTOR: POWELL LINDA R
GRANTEE: LOFTIS-VROOMAN LIND

BUILDING NOTES	
BUILDING DIMENSIONS	
UOP=[YR=2000] W30 S18 BAS=[YR=2000] S31 E4 FOP=[YR=2000] S7 E1 U7 R7 U4 L4 D3 L3 S1 W1\$ E1 N1 U3 R3 D4 R4 D7 L7 W1 S7 R3 D3 S8 E3 FGR=[YR=2000] S7 FOP=[YR=2000] W10 S10 E10 N10 \$ S16 E20 N26 W4 S3 W16\$ E16 N3 E4 N48 FOP=[YR=2000] N11 W13 S11 E13\$ W13 N5 W17 \$ E17 N6 E13 N12\$ PTR= E15 S18 FUS=[YR=2000] E18 S12 E12 S11 W30 N23 \$ N18 W15 \$ .	

EXTRA FEATURES															BLD DATE		LGL DATE	
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	INC DATE	AG DATE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905			
2	0811	CONCRETE B	0 100	0	0	601.00	SF	5.20	5.20	100	2000	2000	3	77	2,406			
3	0300	BOAT DCK W	0 100	0	0	156.00	SF	40.00	40.00	100	2000	2000	3	27	1,685			
4	0911	SCRN RM A	0 100	30	12	360.00	SF	17.50	17.50	100	2000	2000	3	20	1,260			
TOTALS															8,256			

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							