



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	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
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4038.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,909	100	2017
FGR	420	55	2017
FOP	48	30	2017
FOP	224	30	2017
TOTALS	2,601		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,221	115.1451	115.15	255,748	2017	2017	0	0	3.00	97.00

1 SINGLE FAM - 0% - 0 Heated Area: 1909 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			248,076
TOTAL MARKET OB/XF VALUE			6,984
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			320,060
SOH/AGL Deduction			17,618
ASSESSED VALUE			302,442
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			302,442
TOTAL JUST VALUE			320,060
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702411	CO ISSUED	0	09/22/2017
B1702411	NEW CONSTR	242,859	03/23/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2200/1146	5/24/2018	WD Q	Q	I	02	239,000
GRANTOR: ANDERSON JOHN & SANDR						
GRANTEE: MARTIN LEONARD & NI						
2148/0299	9/22/2017	WD Q	Q	I	02	207,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ANDERSON JOHN & SAN						

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	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	2017	2017	3	96	262	
2	0811	CONCRETE B	0	0	0	0	554.00	SF	5.20	5.20	100	2017	2017	3	96	2,766	
3	0476	VF 6 SBPL	0	0	0	0	125.00	LF	32.00	32.00	100	2018	2018	3	92	3,680	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2017] W16 BAS=[YR=2017] W24 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$.	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							