



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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			
0100	01	2,436	129.3796	129.38	315,170	2019	2019	0	0	0	2.00	98.00		
1 SINGLE FAM - 0% - 0 Heated Area: 2115 HX Base Yr														

QUALITY	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4035.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	2019	2,115	268,166
FGR	405	55	2019	223	28,275
FOP	59	30	2019	18	2,282
FSP	180	40	2019	72	9,129
FST	15	55	2019	8	1,014
TOTALS	2,774			2,436	308,867

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	11	3			6.50	100	2019	2019	3	97	208	
2	0810	CONCRETE A	0	0	0				6.50	100	2019	2019	3	97	3,682	

LAND DESCRIPTION																								
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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		308,867	
TOTAL MARKET OB/XF VALUE		3,890	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		397,757	
SOH/AGL Deduction		0	
ASSESSED VALUE		397,757	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		397,757	
TOTAL JUST VALUE		397,757	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		373,848	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900740	CO ISSUED	0	01/23/2019
B1808037	NEW CONSTR	280,968	10/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/1298	4/14/2021	WD Q	Q	I	01	342,500
GRANTOR: HUNT GREGORY H & JENN						
GRANTEE: CABRERA ERICA M & D						
2260/1375	3/08/2019	WD Q	Q	I	01	256,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HUNT GREGORY H & JE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W23 FSP=[YR=2019] W18 S10 E18 N10\$ S10 W27 S30 FGR=[YR=2019] S21 E20 N4 FOP=[YR=2019] E8 N3 W1 N5 W7 S8\$ N14 FST=[YR=2019] N3 W5 S3 E5\$ W5 N3 W15\$ E20 S9 E7 S5 E23 N54\$.	