



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

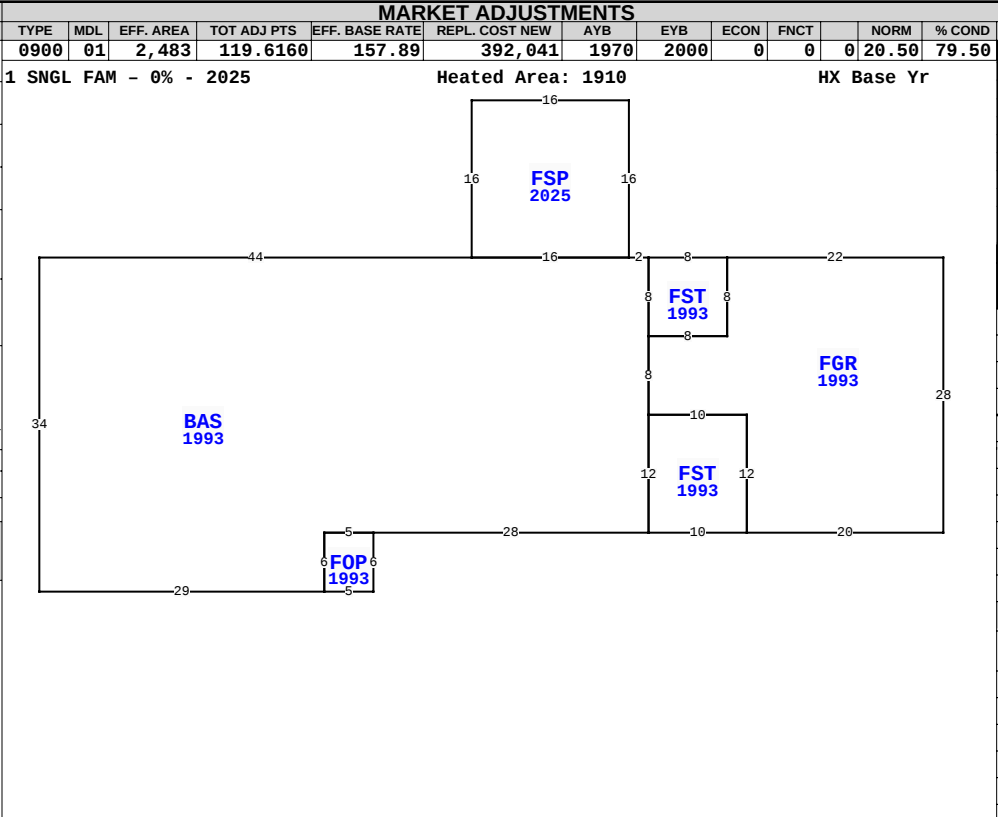
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,910	100	1993	1,910	239,748
FGR	656	55	1993	361	45,313
FOP	30	30	1993	9	1,130
FSP	256	40	2025	102	12,803
FST	64	55	1993	35	4,393
FST	120	55	1993	66	8,285

TOTALS	3,036			2,483	311,673
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0861	POOL GUNIT	0	0	14	32	448.00	SF	85.00	85.00	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
3	0845	KOOL DECK	0	0	112	2	224.00	SF	7.25	7.25	
4	0812	CONCRETE C	0	0	0	0	5,000.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0		OR	0.00	0.00	1.02	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2025
INC DATE		AG DATE	TD

TOTAL OB/XF											
27,243											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		311,673	
TOTAL MARKET OB/XF VALUE		27,243	
TOTAL LAND VALUE - MARKET		86,700	
TOTAL MARKET VALUE		425,616	
SOH/AGL Deduction		0	
ASSESSED VALUE		425,616	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		425,616	
TOTAL JUST VALUE		425,616	
NCON VALUE		6,576	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2743/589	9/09/2024	WD	U	I	11
GRANTOR: ARNETT FREDDY JR					SALE PRICE 100
GRANTEE: ARNETT FREDDY JR &					
2713/182	5/21/2024	WD	U	I	11
GRANTOR: ARNETT TRUST					SALE PRICE 100
GRANTEE: ARNETT FREDDY JR					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=-30,0] W2 W16 W44 S34 E29 N6 E5 E28 N12 N8 N8 \$											
FGR=[YR=1993;ORIG=0,0] W22 S8 W8 S8 E10 S12 E20 N28 \$											
FSP=[YR=2025;ORIG=-48,0] E16 N16 W16 S16 \$											
FST=[YR=1993;ORIG=-30,28] E10 N12 W10 S12 \$											
FST=[YR=1993;ORIG=-22,0] W8 S8 E8 N8 \$											
FOP=[YR=1993;ORIG=-63,34] E5 N6 W5 S6 \$											