



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,431	100	2005	2,431	282,343
FGR	415	55	2005	228	26,481
FOP	168	30	2005	50	5,807
FOP	181	30	2005	54	6,271
TOTALS	3,195			2,763	320,902

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	22	3	66.00	SF	10.00
3	0476	VF 6 SBPL	0	100	0	0	182.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00
5	0811	CONCRETE B	0	100	0	0	751.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,763	127.8432	127.84	353,222	2005	2005	0	0	9.15	90.85
1 SINGLE FAM - 100% - 2017 Heated Area: 2431 HX Base Yr 2017											

BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
11,025											

Total Acres:	0.00	Total Land Value:	55,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,902	
TOTAL MARKET OB/XF VALUE		11,025	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		386,927	
SOH/AGL Deduction		133,442	
ASSESSED VALUE		253,485	
TOTAL EXEMPTION VALUE		HX HB VX	55,722
BASE TAXABLE VALUE		197,763	
TOTAL JUST VALUE		386,927	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		372,821	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14385	ELEC OTHER	2,000	02/01/2005
M0509131	MECH OTHER	0	02/01/2005
B0413622	NEW CONSTR	177,808	09/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2492/0324	8/27/2021	QC	U	I	11	100
GRANTOR: CANEUP REBECCA S						
GRANTEE: CANEUP BRUCE						
2079/1938	10/21/2016	WD	Q	I	01	260,000
GRANTOR: KICKLIGHTER DAVID S &						
GRANTEE: CANEUP BRUCE & REBE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W18 FOP=[YR=2005] W18 S10 E2 N1 E12 S1 E4 N10\$ S10 W4 N1 W12 S1 W16 S50 E3 FOP=[YR=2005] S5 E27 FGR=[YR=2005] S5 E20 N20 W9 N5 W3 S5 W8 S15\$ N7 W11 N2 W6 S4 W10\$ E10 N4 E6 S2 E11 N8 E8 N5 E3 S5 E9 N50\$.									