



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

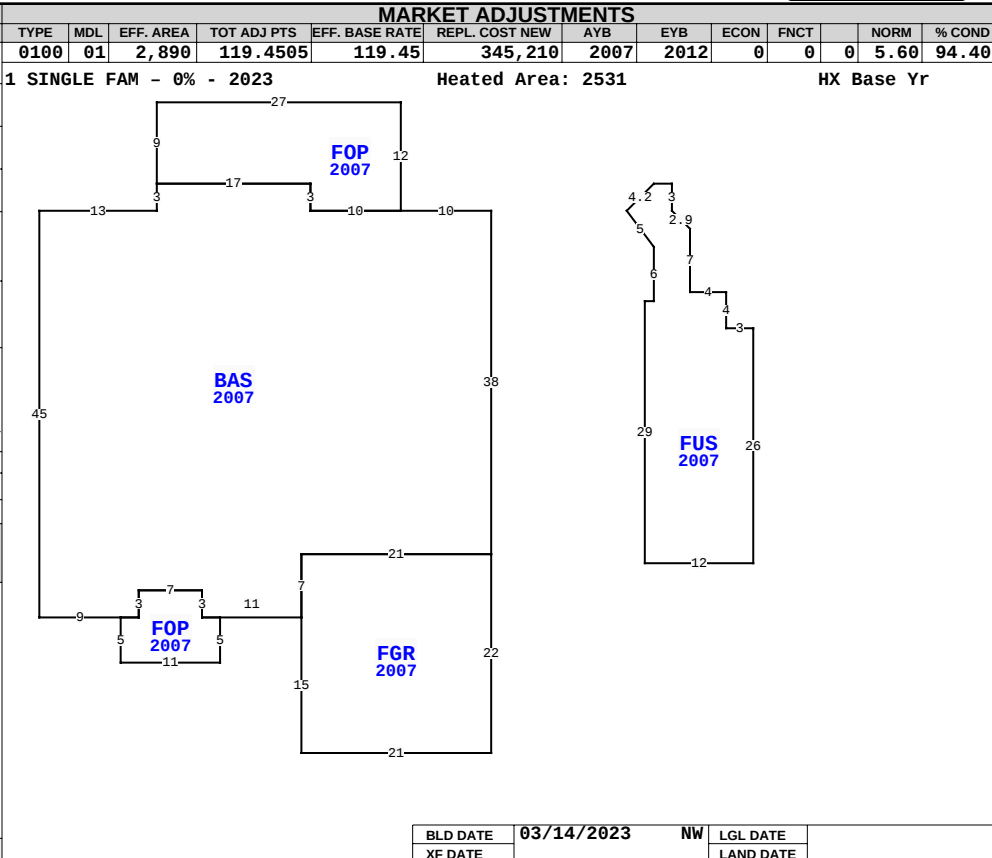
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	2,133	100	2007	2,133	240,519
FGR	462	55	2007	254	28,641
FOP	76	30	2007	23	2,593
FOP	273	30	2007	82	9,246
FUS	398	100	2007	398	44,879
TOTALS	3,342			2,890	325,878

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	0	0	0	656.00	SF	5.20	5.20	
3	0855	CONC PAVER	0	0	27	3	81.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
5,473											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	325,878		
TOTAL MARKET OB/XF VALUE	5,473		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	386,351		
SOH/AGL Deduction	0		
ASSESSED VALUE	386,351		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	386,351		
TOTAL JUST VALUE	386,351		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	371,766		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005798	ROOF	0	07/23/2020
M13142	MECH OTHER	0	07/01/2007
P12492	OTHER	0	06/01/2007
C17751	CO ISSUED	0	05/01/2006
E19281	ELEC OTHER	2,000	05/01/2006
R09294	REPAIR/RRF	3,500	05/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2556/1486	4/13/2022	WD	U	I	37
GRANTOR: COLEMAN RASHAD					
GRANTEE: AMERICAN HOMES 4 RE					
2484/0996	5/17/2021	WD	Q	I	01
GRANTOR: CONFIDENTIAL					
GRANTEE: COLEMAN RASHAD					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W10 FOP=[YR=2007] N12 W27 S9 E17 S3 E10\$ W10 N3 W17 S3 W13 S45 E9 FOP=[YR=2007] S5 E11 N5 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E11 FGR=[YR=2007] S15 E21 N22 W21 S7\$ N7 E21 N38\$ PTR=E15 FUS=[YR=2007] R3 U3 E2 S3 R2 D2 S7 E4 S4 E3 S26 W12 N29 E1 N6 U4 L3 \$ W15\$.											