



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
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	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

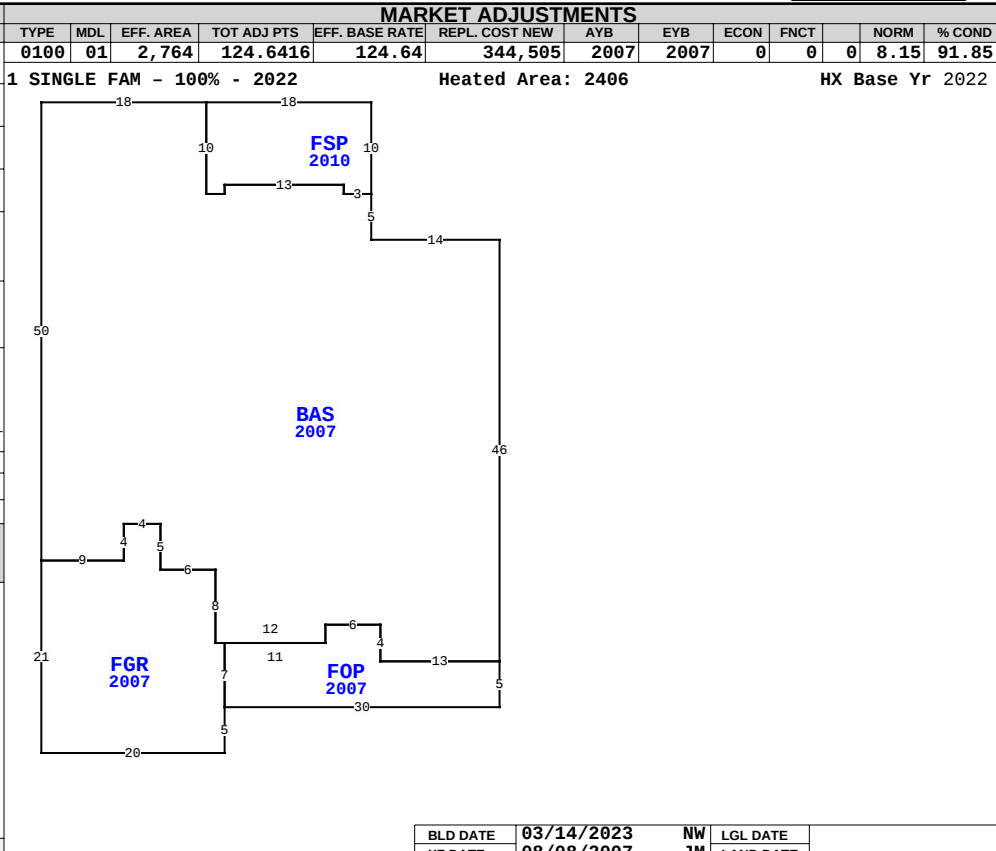
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

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	2,406	100	2007	2,406	275,443
FGR	421	55	2007	232	26,559
FOP	196	30	2007	59	6,755
FSP	167	40	2010	67	7,670
TOTALS	3,190			2,764	316,428

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20	5.20	
2	0855	CONC PAVER	0	100	0	0	69.00	SF	10.00	10.00	
3	0476	VF 6 SBPL	0	100	0	0	170.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
5	0861	POOL GUNIT	0	100	0	0	340.00	SF	85.00	85.00	
6	0855	CONC PAVER	0	100	0	0	600.00	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	100	0003	RSF-2	0.00	0.00	1.00	LT	



BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE	08/08/2007	JM	LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
33,941											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						316,428					
TOTAL MARKET OB/XF VALUE						33,941					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						405,369					
SOH/AGL Deduction						70,418					
ASSESSED VALUE						334,951					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						284,229					
TOTAL JUST VALUE						405,369					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						392,621					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429182	SWIM POOL	20,000	08/01/2014
B23433	REMODEL	1,350	03/01/2010
M12739	MECH OTHER	0	03/01/2007
E18845	ELEC OTHER	2,000	02/01/2007
P11998	OTHER	0	01/01/2007
C19142	CO ISSUED	209,814	11/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2464/0874	5/24/2021	WD Q	I	I	01	362,000	
GRANTOR: HENSON ROBERT & TINA							
GRANTEE: BOOKER WILLIAM DERE							
1514/0219	7/23/2007	WD Q	I	I	01	275,800	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: HENSON ROBERT & TIN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W14 N5 FSP=[YR=2010] N10 W18 S10 E2 N1 E13 S1 E3\$ W3 N1 W13 S1 W2 N10 W18 S50 FGR=[YR=2007] S21 E20 N5 FOP=[YR=2007] E30 N5 W13 N4 W6 S2 W11 S7\$ N7 W1 N8 W6 N5 W4 S4 W9\$ E9 N4 E4 S5 E6 S8 E12 N2 E6 S4 E13 N 46\$.											