



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	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,038	100	2006	2,038	251,496
FGR	546	55	2006	300	37,021
FOP	36	30	2006	11	1,357
FOP	154	30	2012	46	5,677
FUS	407	100	2006	407	50,225

TOTALS	3,181			2,802	345,776
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	732.00	SF	5.20
2	0861	POOL GUNIT	0	0	0	0	312.00	SF	85.00
3	0845	KOOL DECK	0	0	0	0	604.00	SF	7.25
4	0462	ST/AL FNC	0	0	0	0	384.00	SF	10.00
5	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00
6	0911	SCRN RM A	0	0	0	0	1,323.00	SF	17.50

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,802	131.4864	131.49	368,435	2006	2011	0	0	0	6.15	93.85
1 SINGLE FAM - 0% - 2023												
Heated Area: 2445												
HX Base Yr												

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

TOTAL OB/XF												
46,641												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		345,776	
TOTAL MARKET OB/XF VALUE		46,641	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		447,417	
SOH/AGL Deduction		0	
ASSESSED VALUE		447,417	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		447,417	
TOTAL JUST VALUE		447,417	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		434,285	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26446	SWIM POOL	18,860	09/03/2012
C17311	CO ISSUED	179,388	04/01/2006
E17225	ELEC OTHER	2,000	04/01/2006
M11406	MECH OTHER	0	04/01/2006
B17311	NEW CONSTR	179,388	04/01/2006
P10838	REPAIR/RRF	0	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/0691	8/01/2022	WD	Q	I	01	508,000
GRANTOR: ODLE BENJAMIN S & JEN						
GRANTEE: CUTSHAW JERRY L & K						
2216/1015	8/02/2018	WD	Q	I	02	316,500
GRANTOR: ROBERT JOHN P & LAURI						
GRANTEE: ODLE BENJAMIN S & J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W14 FOP=[YR=2012] W14 S11 E14 N11\$ S11 W14 N11 W21 S44 FGR=[YR=2006] S26 E21 N26 W21\$ E21 S2 E10 FOP=[YR=2006] S2 E8 N2 W2 N4 W5 S4 W1\$ E1 N4 E5 S4 E12 N46\$ PTR=N15 FUS=[YR=2006] N29 E18 S6 W5 S23 W13\$ S15\$.									