



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 Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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
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NEIGHBORHOOD/LOC	4047.00
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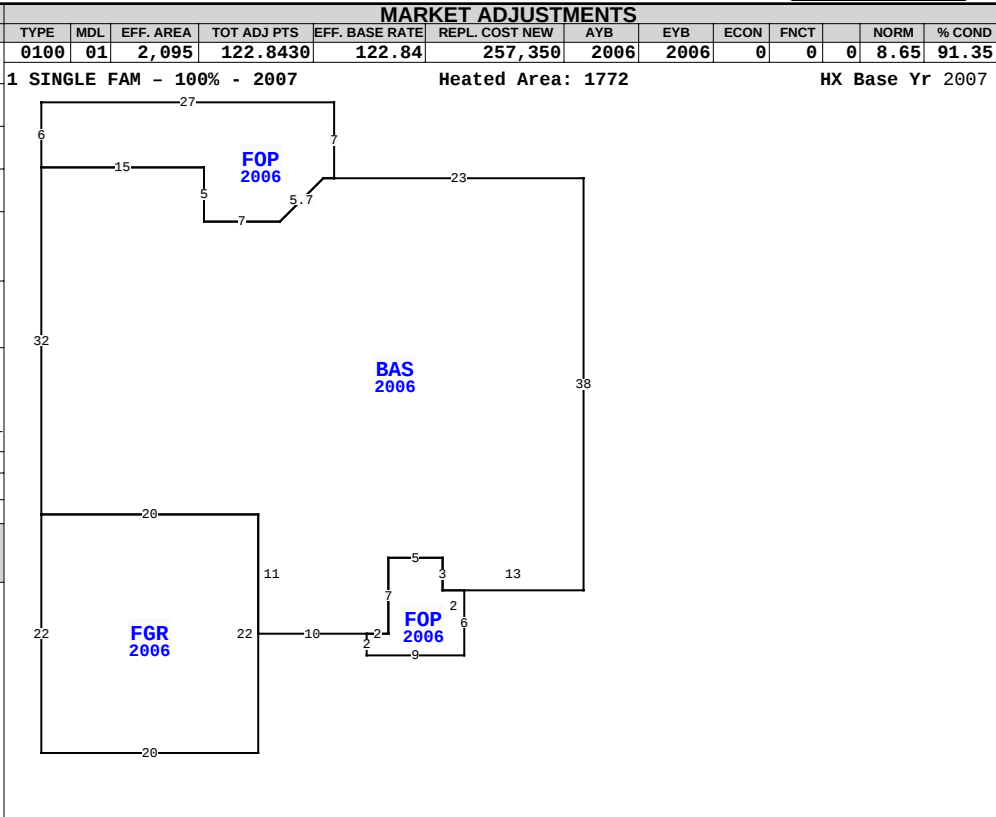
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	2006	1,772	198,843
FGR	440	55	2006	242	27,156
FOP	61	30	2006	18	2,020
FOP	210	30	2006	63	7,070

TOTALS	2,483			2,095	235,089
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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	100	0	0	657.00	SF	5.20
2	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00
3	0479	VF PICKET	0	100	0	0	174.00	LF	10.00
4	0470	VNYL GATE	0	100	0	0	2.00	UT	150.00

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

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
657.00	SF	5.20	5.20	100	2006	2006	3	86	2,938	
84.00	SF	10.00	10.00	100	2006	2006	3	86	722	
174.00	LF	10.00	10.00	100	2007	2007	3	69	1,201	
2.00	UT	150.00	150.00	100	2007	2007	3	69	207	

TOTAL OB/XF											5,068	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00		

Total Acres: 0.00	Total Land Value: 55,000	Market: 0	Agricultural: 0	Common: 55,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	235,089		
TOTAL MARKET OB/XF VALUE	5,068		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	295,157		
SOH/AGL Deduction	136,398		
ASSESSED VALUE	158,759		
TOTAL EXEMPTION VALUE	HX HB VX 55,722		
BASE TAXABLE VALUE	103,037		
TOTAL JUST VALUE	295,157		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	284,732		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11436	MECH OTHER	0	04/01/2006
C0516790	CO ISSUED	134,092	11/01/2005
B0516555	FOUNDATION	3,500	11/01/2005
B0516790	NEW CONSTR	134,092	11/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2638/1609	3/29/2023	WD	U	I	11	100	
GRANTOR: IVANOVIC NICOLA & SIG							
GRANTEE: IVANOVIC FAMILY TRU							
1448/1402	10/02/2006	WD	Q	I		231,600	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: IVANOVIC NICOLA & S							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W23 FOP=[YR=2006] N7 W27 S6 E15 S5 E7 R4 U4 E1\$ W1 D4 L4 W7 N5 W15 S32 FGR=[YR=2006] S22 E20 N22 W20\$ E20 S11 E10 FOP=[YR=2006] S2 E9 N6 W2 N3 W5 S7 W2\$ E2 N7 E5 S3 E13 N38\$.									