



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4082.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,184	100	2017	1,184	178,721
FGR	454	55	2017	250	37,737
FOP	109	30	2017	33	4,981
FOP	300	30	2019	90	13,586
FUS	933	100	2017	933	140,833
STR	63	10	2017	6	906

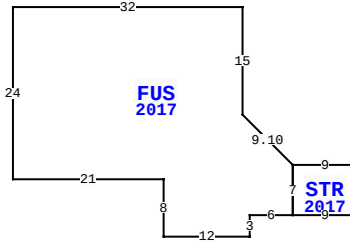
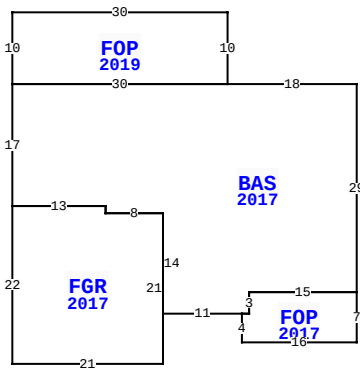
TOTALS	3,043			2,496	376,762
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EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0300	BOAT DCK W	0 100	0 0	538.00
2	0812	CONCRETE C	0 100	0 0	1,495.00
3	0812	CONCRETE C	0 100	0 0	1,043.00
4	0303	FLT DOCK W	0 100	28 10	280.00
5	0317	DCK PLNG W	0 100	0 0	2.00

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000131	C	RES CREEK	100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,496	118.4400	156.34	390,225	2017	2017	0	0	0	3.45
2 SNGL FAM - 100% - 2019						Heated Area: 2117			HX Base Yr 2019		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		376,762	
TOTAL MARKET OB/XF VALUE		24,682	
TOTAL LAND VALUE - MARKET		292,500	
TOTAL MARKET VALUE		693,944	
SOH/AGL Deduction		268,846	
ASSESSED VALUE		425,098	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		374,376	
TOTAL JUST VALUE		693,944	
NCON VALUE		14,582	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		639,461	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004020	CO ISSUED	0	05/08/2017
B1633082	NEW CONSTR	275,751	09/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2063/1542	7/20/2016	QC	U	I	11
GRANTOR: MCLEOD LUTHER M & NOR					
GRANTEE: STALLARD CHARLES AU					
2364/1748	5/12/2016	QC	U	I	11
GRANTOR: MCLEOD LUTHER M & NOR					
GRANTEE: STALLARD CHARLES AU					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2017;ORIG=0,0] W18 W30 S17 E13 S1 E8 S14 E11 E1 N3 E15 N29 \$					
FUS=[YR=2017;ORIG=30,0] E32 S15 D7R7 S7 W6 S3 W12 N8 W21 N24 \$					
FGR=[YR=2017;ORIG=-48,17] S22 E21 N21 W8 N1 W13 \$					
FOP=[YR=2017;ORIG=-16,32] S4 E16 N7 W15 S3 W1 \$					
STR=[YR=2017;ORIG=69,22] E9 S7 W9 N7 \$					
PTR=[YR=2017;ORIG=0,0] E30 W30 \$					
FOP=[YR=2019;ORIG=-18,0] W30 N10 E30 S10 \$					

TOTAL OB/XF											
24,682											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000131	C	RES CREEK	100		RSF-1	90.00	225.00	90.00	FF	