

BUILDING CHARACTERISTICS

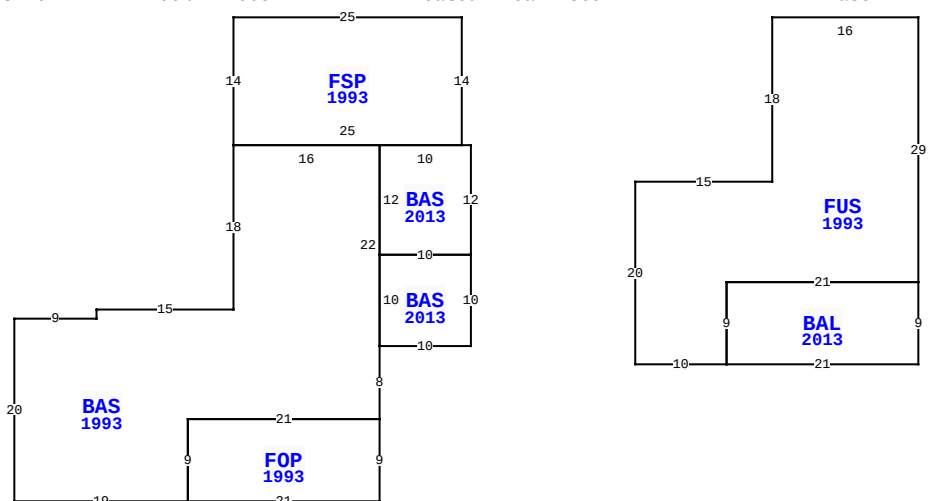
ELEMENTCDCONSTRUCTION

05AVERAGE 70
04SINGLE SID 30
03GABLE/HIP 100
12MODULAR MT 100
03PLASTER 50
05DRYWALL 50
14CARPET 80
08SHTVINYL 20
03CENTRAL 100
04AIR DUCTED 100
4100
1.5100
02WOOD FRAME 100
2.2.100
0100
04DIST 01 100
00NONE 100
03Quality Level 03
0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4031.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAL189152013282,246
BAS930100199393074,586
BAS10010020131008,020
BAS12010020131209,624
FOP189301993574,571
FSP35040199314011,228
FUS719100199371957,664

TOTALS2,5972,094167,939

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONEFNCTNORM% CONDO100012,094100.2540100.25209,9241910198500020.0080.00

1 SINGLE FAM - 100% - 2005Heated Area: 1869HX Base Yr 2005

FSP1993BAS2013BAS2013FOP1993FUS1993BAL2013

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARDTax Group: 4Tax Dist:
BUILDING MARKET VALUE167,939
TOTAL MARKET OB/XF VALUE20,239
TOTAL LAND VALUE - MARKET675,000
TOTAL MARKET VALUE863,178
SOH/AGL Deduction564,434
ASSESSED VALUE298,744
TOTAL EXEMPTION VALUEHX HB DX55,722
BASE TAXABLE VALUE243,022
TOTAL JUST VALUE863,178
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE686,491

Sales Data

OFF RECORD NumberDATETYPEINSTQ / I / V / RSN CD SALE PRICE
1210/15882/26/2004WDQI2,200

GRANTOR: LIGHTSEY FRANKLIN & V
GRANTEE: PLATT MORDAUNT & J
0092/06261/01/1969TAUI2,200
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W25 S14 BAS=[YR=1993] S18 W15 S1 W9 S20 E19 FOP=[YR=1993] E21 N9 W21 S9\$ N9 E21 N8 BAS=[YR=2013] E10 N10 BAS=[YR=2013] N12 W10 S12 E10\$ W10 S10\$ N22 W16\$ E25 N14 \$ PTR= E50 FUS=[YR=1993] S29 BAL=[YR=2013] S9 W21 N9 E21\$ W21 S9 W10 N20 E15 N18 E16\$ W50\$.

LAND DESCRIPTIONTOTAL OB/XF20,239

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSDUTUNIT TYPEDPTHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000132CRES RIVER1000008RSF-1150.00404.00150.00FF1.001.001.004,500.004,500.00675,000

REVIEW DATE05/12/2019BYKBATotal Acres: 0.00Total Land Value: 675,000Market: 0Agricultural: 0Common: 675,000PRINTED 07/30/2025 BY SYS