

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	20	FACE BRICK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 80	
Interior Floor	11	CLAY TILE 20	
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	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4032.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAL	28	15	1993
BAS	1,267	100	1993
DCK	590	10	1993
FGR	462	55	1993
FUS	600	100	1993
TOTALS	2,947		

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0900	01	2,184	117.5118	155.12	338,782	1984	1994		0	16.30	83.70															
1 SNGL FAM - 100% - 1995																										
Heated Area: 1867																										
HX Base Yr 1995																										
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>03/03/2023</th> <th>NW</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th></th> <th></th> <th>LAND DATE</th> <th>04/08/2025</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th>MLU</th> </tr> </thead> </table>												BLD DATE	03/03/2023	NW	LGL DATE		XF DATE			LAND DATE	04/08/2025	INC DATE			AG DATE	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		283,561	
TOTAL MARKET OB/XF VALUE		13,821	
TOTAL LAND VALUE - MARKET		340,000	
TOTAL MARKET VALUE		637,382	
SOH/AGL Deduction		436,858	
ASSESSED VALUE		200,524	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		149,802	
TOTAL JUST VALUE		637,382	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		562,542	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0722/1683	1/27/1995	WD	U	I	07	100
GRANTOR: LEE CHARLES & FAYE						
GRANTEE: CAMPBELL WILLIAM ST						
0709/1523	7/22/1994	WD	U	I		160,000
GRANTOR: FAYE CHARLES R & FAYE						
GRANTEE: CAMPBELL WILLIAM ST						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0825	BRICK	0	100	0	0	225.00	SF	12.50	12.50	100	1984	1984	3	79	2,222	
3	0300	BOAT DCK W	0	100	0	0	360.00	SF	40.00	40.00	100	1993	1993	3	20	2,880	
4	1242	WD DECK A	0	100	18	21	378.00	SF	10.00	10.00	100	1993	1993	3	20	756	
5	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	100	1993	1993	3	20	832	
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	1993	1993	3	20	460	
7	0812	CONCRETE C	0	100	0	0	1,440.00	SF	4.00	4.00	100	2004	2004	3	83	4,781	
TOTALS															13,821		

BUILDING NOTES			

BUILDING DIMENSIONS			
DCK=[YR=1993] W37 S10 BAS=[YR=1993] S23 W7 FGR=[YR=1993] W22 S21 E22 N21\$ S19 E34 N42 W27\$ E27 S22 E10 N32\$ PTR= E10 FUS=[YR=1993] E27 S6 BAL=[YR=1993] E4 S7 W4 N7\$ S15 W6 S11 W12 N22 W9 N10\$ W10\$.			

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	2.00	LT		1.00	1.00	0.85	200,000.00	170,000.00	340,000							