

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,463	100	2019
DCK	42	10	2019
DCK	119	10	2019
FOP	216	30	2019
FOP	462	30	2019
STR	18	10	2019
TOTALS	3,320		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	11	2,685	151.6032	200.12	537,322	2019	2019	0	0	2.00	98.00		
1 SNGL FAM - 0% - 0 Heated Area: 2463 HX Base Yr													

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	0462	ST/AL FNC	0	0	0	576.00	SF	5.00	5.00	100	2008	2008	3	48	1,382	
2	0300	BOAT DCK W	0	0	0	195.00	SF	40.00	40.00	100	2018	2018	3	84	6,552	
3	0810	CONCRETE A	0	0	0	456.00	SF	6.50	6.50	100	2019	2019	3	97	2,875	
4	0350	CARPORT WD	0	0	24	480.00	SF	13.00	13.00	100	2020	2020	3	86	5,366	

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	DPTH 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	0		RM	0.00	0.00	150.00	FF		1.00	1.00	0.90	4,000.00	3,600.00	540,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			526,576
TOTAL MARKET OB/XF VALUE			16,175
TOTAL LAND VALUE - MARKET			540,000
TOTAL MARKET VALUE			1,082,751
SOH/AGL Deduction			282,663
ASSESSED VALUE			800,088
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			800,088
TOTAL JUST VALUE			1,082,751
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			877,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001481	CARPORT	13,524	03/01/2020
C1805408	CO ISSUED	0	02/01/2019
B1805408	NEW CONSTR	314,719	05/30/2018
6875	XFOB	1,000	11/30/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2719/552	6/17/2024	WD	U	I	11	100

GRANTOR: SEIGNIOUS GEORGE W &						
GRANTEE: B&L LIVING TRUST						
1919/1856	5/28/2014	WD	Q	I	02	220,000
GRANTOR: CYR ROBERT D & MARIAN						
GRANTEE: SEIGNIOUS GEORGE W						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W13 FOP=[YR=2019] N11 W42 S11 E42\$ W42 S13 W6 N18 DCK=[YR=2019] E5 N7 W17 S7 E12\$ W12 N2 W8 S34 E3 S26 E17 N32 E6 S9 E14 STR=[YR=2019] S3 E6 N3 FOP=[YR=2019] E22 N3 DCK=[YR=2019] E7 N6 W7 S6\$ N4 W18 N2 W10 S9 E6\$ W6\$ N9 E10 S2 E18 N2 E13 N21\$.	