

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	08	SHT VINYL 30
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC		8015.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,870	112.0245	147.87	424,387	2013	2013	0	0	0	7.93	92.07		
1 SNGL FAM - 100% - 2025 Heated Area: 2277 HX Base Yr 2025														

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,277	100	2013	2,277	310,000
FGR	774	55	2013	426	57,998
FOP	138	30	2013	41	5,582
FSP	288	40	2013	115	15,657
PTO	216	5	2013	11	1,498
TOTALS	3,693			2,870	390,733

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6			Tax Dist:	
BUILDING MARKET VALUE			390,733	
TOTAL MARKET OB/XF VALUE			7,389	
TOTAL LAND VALUE - MARKET			60,000	
TOTAL MARKET VALUE			458,122	
SOH/AGL Deduction			0	
ASSESSED VALUE			458,122	
TOTAL EXEMPTION VALUE			HX HB 50,722	
BASE TAXABLE VALUE			407,400	
TOTAL JUST VALUE			458,122	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			440,419	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327643	CO ISSUED	0	11/20/2013
B1327643	NEW CONSTR	290,319	08/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2701/370	3/04/2024	WD Q	Q	I	01	525,000
GRANTOR: ANGIER FRANK J						
GRANTEE: BLAKELY JASON A & E						
2550/0242	3/18/2022	WD Q	Q	I	01	500,000
GRANTOR: SMITH ANTHONY D						
GRANTEE: ANGIER FRANK J						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2013] W18 FSP=[YR=2013] W27 PTO=[YR=2013] W18 S12 E18 N12\$ S12 E21 N6 E6 N6\$ S6 W6 S6 W39 S35 E18 FOP=[YR=2013] S6 E23 FGR=[YR=2013] S18 E24 N33 W22 S9 W2 S6\$ N6 W23\$ E25 N9 E20 N38\$.	

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	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							