

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

31

HARDIE BRD 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

08

SHT VINYL 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories

02

WOOD FRAME 100

Units Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

07

NEIGHBORHOOD/LOC

7001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,297

100

2018

1,297

190,698

FGR

308

55

2018

169

24,848

FOP

64

30

2018

19

2,793

FOP

90

30

2018

27

3,970

TOTALS

1,759

1,512

222,310

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

0810

CONCRETE A

0

0

0

0

818.00

SF

6.50

6.50

100

2018

2018

3

97

5,157

LAND DESCRIPTION

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

0

RL

62.00

171.00

62.00

FF

1.00

1.00

1.00

700.00

700.00

43,400

REVIEW DATE

04/02/2024

BY

TWA

Total Acres:

0.00

Total Land Value:

43,400

Market:

0

Agricultural:

0

Common:

43,400

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,512

114.2400

150.80

228,010

2018

2018

0

0

0

2.50

97.50

1 SNGL FAM - 0% - 0

Heated Area: 1297

HX Base Yr

29

38

37

8

8

8

14

13

19

15

6

6

15

3

14

22

BAS

2018

FGR

2018

FOP

2018

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/02/2023

MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W29 S38 FGR=[YR=2018] S22 E14 N3 FOP=[YR=2018] E15 N6 W15 S6\$ N19 W14\$ E14 S13 E15 N14 FOP=[YR=2018] E8 N8 W8 S8\$ N37\$.

NASSAU COUNTY PROPERTY

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1

VALUATION SUMMARY

VALUATION BY

Tax Group: 1

Tax Dist:

STANDARD

BUILDING MARKET VALUE

222,310

TOTAL MARKET OB/XF VALUE

5,157

TOTAL LAND VALUE - MARKET

43,400

TOTAL MARKET VALUE

270,867

SOH/AGL Deduction

30,048

ASSESSED VALUE

240,819

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

240,819

TOTAL JUST VALUE

270,867

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

260,153

PERMIT NUM

DESCRIPTION

AMT

ISSUED

4130

NEW CONSTR

0

06/01/2017

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2521/1008

12/13/2021

WD Q

I

01

282,500

GRANTOR: OFFERPAD SPE BORROWER

GRANTEE: ZIBELL EVA

2519/0856

9/14/2021

WD Q

I

01

283,000

GRANTOR: SHIFFLETT WILLIAM & L

GRANTEE: OFFERPAD SPE BORROW