



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2007	1,300	153,615
FGR	412	55	2007	227	26,824
FOP	16	30	2007	5	591
PTO	143	5	2007	7	827
TOTALS	1,871			1,539	181,856

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2020

Heated Area: 1300

HX Base Yr 2020

EXTRA FEATURES															TOTAL OB/XF		
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	0811	CONCRETE B	0	100	0	0	701.00	SF	5.20	5.20	100	2007	2007	3	87	3,171	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
															6,321		

LAND DESCRIPTION										TOTAL OB/XF										6,321	
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	LA VAL				
1	000100	C	RES	100	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			181,856
TOTAL MARKET OB/XF VALUE			6,321
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			228,177
SOH/AGL Deduction			73,473
ASSESSED VALUE			154,704
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE			103,982
TOTAL JUST VALUE			228,177
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2302/1716	8/30/2019	WD	Q	I	02	168,500	
GRANTOR: BOKOWY CHRISTOPHER							
GRANTEE: BARNES DALLAS M & J							
1519/1737	8/17/2007	WD	Q	I		146,400	
GRANTOR: TOUSA HOMES INC							
GRANTEE: BOKOWY CHRISTOPHER							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] W14 PT0=[YR=2007] N11 W13 S11 E13\$ W34 S17									
FGR=[YR=2007] S19 E19 N15 U2 R2 N5 W15 S3 W6\$ E6 N3 E15 S5									
D2 L2 S15 E13 FOP=[YR=2007] E4 N4 W4 S4\$ N4 E4 S4 E12 N36\$.									