



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,077	100	1993	2,077	276,851
FGR	600	55	1994	330	43,987
FOP	90	30	1993	27	3,599
FUS	868	100	1993	868	115,699
PTO	132	5	1993	7	933
PTO	484	5	1993	24	3,199
UST	24	45	1994	11	1,466
TOTALS	4,275			3,344	445,734

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
7	0910	SCRN RM L	0	100	39	34	1,326.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,344	118.3902	164.56	550,289	1987	1987	0	0
1 SNGL FAM 100% - 2020 Heated Area: 2945 HX Base Yr 2020									

TOTAL OB/XF									
56,138									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					445,734				
TOTAL MARKET OB/XF VALUE					56,138				
TOTAL LAND VALUE - MARKET					385,000				
TOTAL MARKET VALUE					886,872				
SOH/AGL Deduction					474,219				
ASSESSED VALUE					412,653				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					361,242				
TOTAL JUST VALUE					886,872				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					830,523				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401374	XFOB	11,416	10/01/1994
B01006	REMODEL	50,400	05/01/1994
00270	SWIM POOL	14,200	06/01/1993
BP 3808	N/A	69,300	01/05/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2306/0753	9/19/2019	WD	Q	I	01	452,000	
GRANTOR: WILLIAMS MARY S							
GRANTEE: CRAFT ROY E & COLLE							
0492/0943	7/07/1986	WD	Q	V		32,500	
GRANTOR: FDNA BEACH DEV							
GRANTEE: WILLIAMS ROBERT S							

BUILDING NOTES									
BUILDING DIMENSIONS									
PTO=[YR=1993] W35 S12 BAS=[YR=1993] S44 W9 FGR=[YR=1994] N4 W6 UST=[YR=1994] W12 S2 E12 N2 \$ S2 W12 N2 W6 S26 E24 N22 \$ S24 E22 N20 E2 S3 E14 PTO=[YR=1993] E7 N1 E4 N19 W5 S14 W6 S6 \$ N6 FOP=[YR=1993] E6 N14 W7 S6 E1 S8 \$ N8 W1 N6 E10 N1 E2 N9 W2 N1 W3 N12 W8 N8 W27\$ E27 S8 E8 N20 \$ PTR= E25 FUS=[YR=1993] E35 S12 W17 S24 W5 S2 W8 N2 W5 N36 \$ W25 \$.									