



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

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1079.00		

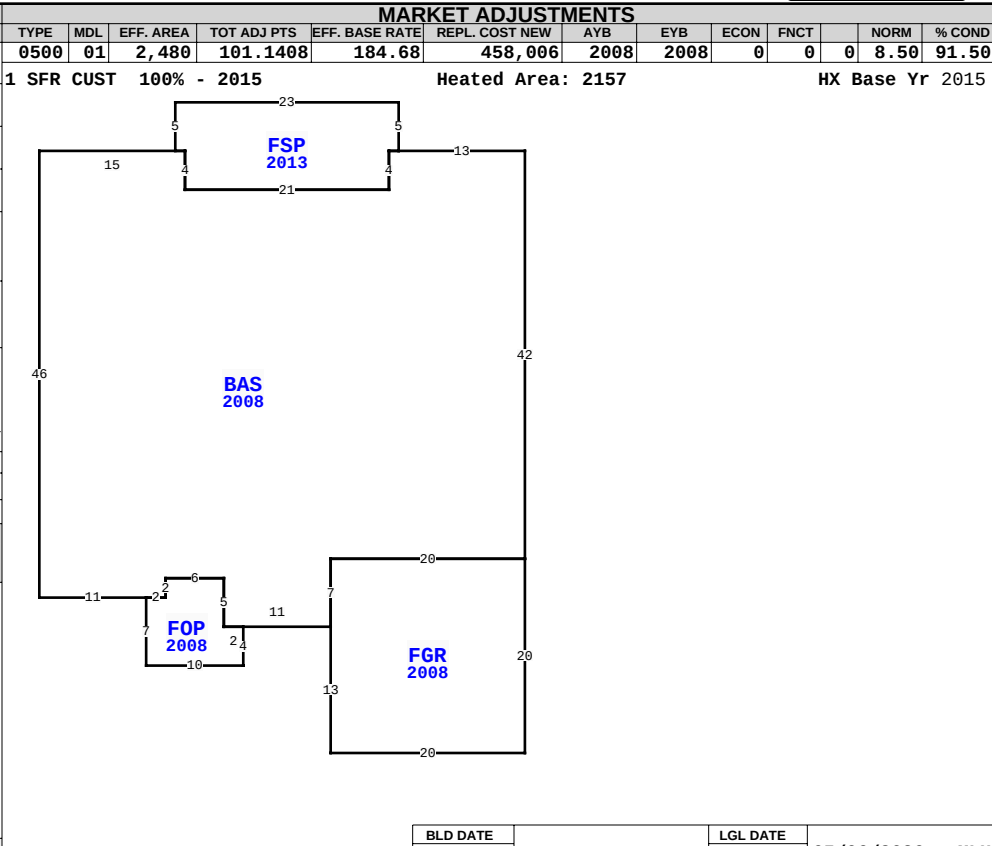
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,157	100	2008	2,157	364,495
FGR	400	55	2008	220	37,176
FOP	76	30	2008	23	3,887
FSP	199	40	2013	80	13,518
TOTALS	2,832			2,480	419,075

EXTRA FEATURES					
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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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2008	2008	3	90	1,800

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
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	155,000.00

REVIEW DATE	01/01/2023	BY	CD
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

TOTAL OB/XF															
1,800															

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1,800															

Total Acres: 0.00	Total Land Value: 155,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY															
PAGE 1 of 1															2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	419,075	
TOTAL MARKET OB/XF VALUE	1,800	
TOTAL LAND VALUE - MARKET	155,000	
TOTAL MARKET VALUE	575,875	
SOH/AGL Deduction	241,833	
ASSESSED VALUE	334,042	
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE	277,631	
TOTAL JUST VALUE	575,875	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	579,757	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081425	OTHER	1,480	09/12/2008
20081353	H/AC	5,970	09/04/2008
20080738	ELEC OTHER	2,100	05/02/2008
20080722	OTHER	6,375	04/29/2008
20080609	NEW CONSTR	250,000	04/14/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2843/502	1/26/2026	WD	Q	I	01
GRANTOR: REED CHRISTINE M					
GRANTEE: ROMANZ TRACY E TRUS					
1924/1767	6/27/2014	WD	Q	I	02
GRANTOR: CLARK JOHN C & MARY E					
GRANTEE: KNEISEL KENNETH L &					

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BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2008] W13 FSP=[YR=2013] N5 W23 S5 E1 S4 E21 N4 E1\$ W1 S4 W21 N4 W15 S46 E11 FOP=[YR=2008] S7 E10 N4 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2008] S13 E20 N20 W20 S7 \$ N7 E20 N42\$.															