



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	07	SPECIAL 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1056.00	

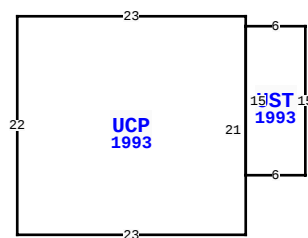
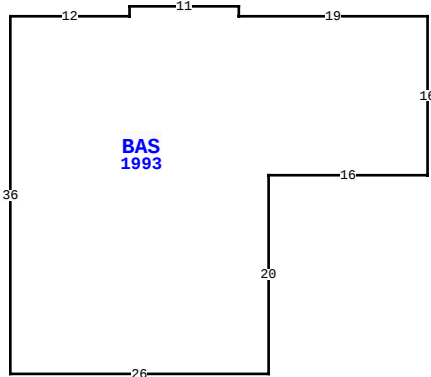
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,203	100	1993	1,203	155,874
UCP	506	20	1993	101	13,086
UST	90	45	1993	40	5,183

TOTALS	1,799			1,344	174,144
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
4	1241	WD DECK G	0	0	8	12	96.00	UT	15.53	15.53	402
5	1241	WD DECK G	0	0	10	10	100.00	UT	15.53	15.53	419
6	1241	WD DECK G	0	0	23	4	92.00	UT	11.50	11.50	286
7	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	32
8	1242	WD DECK A	0	0	4	15	60.00	SF	10.00	10.00	162
9	1242	WD DECK A	0	0	16	20	320.00	SF	10.00	10.00	3,104

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0006	R-1	111.00	150.00	111.00	FF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,344	115.4400	160.46	215,658	1976	1976	0	0	0	19.25	80.75	
1 SNGL FAM 0% - 0 Heated Area: 1203 HX Base Yr													



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1 2	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										174,144	
TOTAL MARKET OB/XF VALUE										4,405	
TOTAL LAND VALUE - MARKET										799,200	
TOTAL MARKET VALUE										977,749	
SOH/AGL Deduction										231,854	
ASSESSED VALUE										745,895	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										745,895	
TOTAL JUST VALUE										977,749	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										786,380	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0146	REBUILD DECK	35,000	04/18/2024
20080215	XFOB	15,000	02/13/2008
20033934	REPAIR/RRF	3,000	08/31/2004
2003957	REMODEL	11,000	09/14/2000
20003730	XFOB	2,000	08/17/2000
20003555	XFOB	2,500	07/24/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2577/1045	12/15/2021	QC	U	I	11	100	
GRANTOR: COKER HANNAH C							
GRANTEE: GRYMES ELIZABETH A							
0919/0566	2/08/2000	WD	U	I		205,000	
GRANTOR: BUIE GEORGE A III & B							
GRANTEE: COKER HANNAH C & EL							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W19 N1 W11 S1 W12 S36 E26 N20 E16 N16\$ PTR=E20											
UCP=[YR=1993] E23 S1UST=[YR=1993] E6 S15 W6 N15\$ S21 W23 N22\$ W20\$.											

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1	000100	C	RES	0	0006	R-1	111.00	150.00	111.00	FF	

TOTAL OB/XF											
4,405											
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