



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	16	WD FR STUC 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	03	COMP SHNGL 50
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	4 100	
Frame	02	WOOD FRAME 100
Stories	2. 100	
Units	0 100	
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA 10	

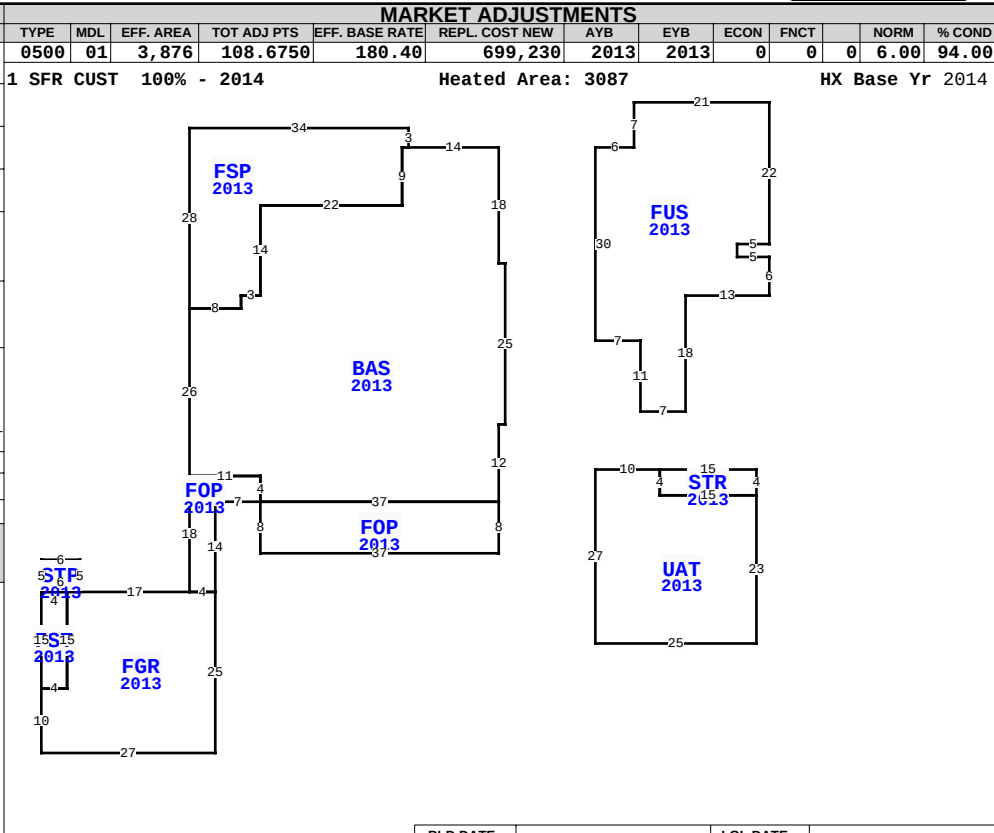
NEIGHBORHOOD/LOC	10001.00	
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,154	100	2013	2,154	365,267
FGR	615	55	2013	338	57,317
FOP	100	30	2013	30	5,087
FOP	296	30	2013	89	15,093
FSP	569	40	2013	228	38,663
FST	60	55	2013	33	5,596
FUS	933	100	2013	933	158,214
STP	30	10	2013	3	509
STR	60	10	2013	6	1,017
UAT	615	10	2013	62	10,514
TOTALS	5,432			3,876	657,276

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	94	1,880	
4	1242	WD DECK A	0	100	4	6	24.00	SF	10.00	10.00	100	2013	2013	3	50	120	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000140	C



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF 2,000																
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										
4	1242	WD DECK A	0	100	4	6										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE		657,276	
TOTAL MARKET OB/XF VALUE		2,000	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		1,359,276	
SOH/AGL Deduction		770,340	
ASSESSED VALUE		588,936	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		537,525	
TOTAL JUST VALUE		1,359,276	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,341,755	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1326833	C0 ISSUED	0	10/31/2013
M1318159	H/AC	44	04/01/2013
B1326833	SFR	379,485	01/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2452/1596	1/21/2021	WD U	I	I	11	100
GRANTOR: PETERS BONNIE						
GRANTEE: PETERS BONNIE REV T						
2452/1594	1/21/2021	WD U	I	I	11	100
GRANTOR: MESARD FREDERICK C						
GRANTEE: MESARD FREDERICK C						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2013] W14 FSP=[YR=2013] N3 W34 S28 E8 N2 E3 N14 E22 N9 E1\$ W1 S9 W22 S14 W3 S2 W8 S26 FOP=[YR=2013] S18 FGR=[YR=2013] W17 STP=[YR=2013] N5 W6 S5 FST=[YR=2013] S15 E4 N15 W4\$ E6\$ W2 S15 W4 S10 E27 N25 W4\$ E4 N14 E7 N4 W11\$ E11 S4 FOP=[YR=2013] S8 E37 N8 W37\$ E37 N12 E1 N25 W1 N18\$ PTR=E15 FUS=[YR=2013] E6 N7 E21 S22 W5 S2 E5 S6 W13 S18 W7 N11 W7 N30\$ W15\$ PTR=E15 S50 UAT=[YR=2013] E10 STR=[YR=2013] E15 S4 W15 N4\$ S4 E15 S23 W25 N27\$ N50 W15\$.																