



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 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,721	100	2015	2,721	469,091
FGR	650	55	2015	358	61,718
FOP	74	30	2015	22	3,792
FOP	313	30	2015	94	16,205
PTO	53	5	2015	3	518
TOTALS	3,811			3,198	551,324

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00
4	0351	CARPORT MT	0	100	40	12	480.00	SF	10.00

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		OR	0.00	0.00	6.30

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,198	108.7440	180.52	577,303	2015	2015	0	0	4.50	95.50

1 SFR CUST 100% - 2026 Heated Area: 2721 HX Base Yr

The site map shows a property layout with several labeled areas and dimensions. The areas are labeled in blue text: BAS 2015, FOP 2015, FGR 2015, and PTO 2015. The dimensions are provided for various sections of the property. The layout includes a large central area labeled BAS 2015, a smaller area labeled FOP 2015 to its upper left, another area labeled FOP 2015 to its lower left, and a large area labeled FGR 2015 to its lower right. A small area labeled PTO 2015 is located at the top right. The dimensions are provided for various sections of the property, including 16, 9, 23, 14, 9, 22, 2, 9, 3, 4, 38, 13, 25, 26, 25, 18, 11, 8, 6, 4, 11, 10, 3, 6, 11, 1,

TOTAL OB/XF 33,564													
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
1	000100	C	RES	100		OR	0.00	0.00	6.30	AC		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		551,324	
TOTAL MARKET OB/XF VALUE		33,564	
TOTAL LAND VALUE - MARKET		157,500	
TOTAL MARKET VALUE		742,388	
SOH/AGL Deduction		0	
ASSESSED VALUE		742,388	
TOTAL EXEMPTION VALUE		96	742,388
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		742,388	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		694,808	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529893	CO ISSUED	0	06/25/2015
B1529893	NEW CONSTR	0	03/01/2015
B1530088	NEW CONSTR	51,480	03/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1982/0816	4/14/2015	WD	U	V	11
GRANTOR: DAVIS WILLIAM SHEPHER					
GRANTEE: DAVIS WILLIAM SHEPH					
1917/0111	3/14/2014	WD	Q	V	01
GRANTOR: G&H LAND & TIMBER INV					
GRANTEE: DAVIS WILLIAM SHEPH					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W4 PTO=[YR=2015] N3 U2 L2 W9 FOP=[YR=2015] W23 S5 E1 S9 E22 N14\$ S5 E11\$ W11 S9 W22 N9 W16 S57 E10 FOP=[YR=2015] S6 E11 N4 W2 N4 W6 S2 W3\$ E3 N2 E6 S4 E11 FGR=[YR=2015] S18 E25 N26 W25 S8\$ N8 E25 N13 W2 N38\$.									