

04-2N-27-0000-0003-0670

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03AVERAGE 100 GABLE/HIP 100

Roof Cover Interior Wall03COMP SHNGL 100 DRYWALL 100

Interior Floo05CARPET 80

Interior Floo08SHT VINYL 20

Air Condition Heating Type03CENTRAL 100 04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units Occupancy1.1. 100 0 100 00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4053.00

TOTALS2,25010020072,250199,328

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDD

0200012,250101.920096.82217,84520072007008.5091.50

1 SFR MODULR 100% - 2008Heated Area: 2250HX Base Yr 2008

BAS2007

TOTALS2,25010020072,250199,328

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100200720073891,780

21242WD DECK A010011444.00SF10.0010.0010020072007324106

31242WD DECK A01008324.00SF10.0010.001002007200732458

40940SHEDS/PORT01002311253.00SF30.0030.00100201820183745,617

TOTAL OB/XF7,561

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100OR0.000.001.00AC1.001.001.0090,000.0090,000.0090,000

REVIEW DATE01/01/2023BYCDTotal Acres: 1.00Total Land Value: 90,000Market: 0Agricultural: 0Common: 90,000PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE199,328

TOTAL MARKET OB/XF VALUE7,561

TOTAL LAND VALUE - MARKET90,000

TOTAL MARKET VALUE296,889

SOH/AGL Deduction153,493

ASSESSED VALUE143,396

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE91,885

TOTAL JUST VALUE296,889

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE282,785

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1535/174511/15/2007WDUUII07100

GRANTOR: BRUCE JAMES E & MARY

GRANTEE: TWOMBLY STEPHEN L &

1486/00703/19/2007WDQUII0117,500

GRANTOR: BRUCE JAMES E & MARY

GRANTEE: TWOMBLY STEPHEN L &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W75 S30 E75 N30\$.