

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

20FACE BRICK 90

Exterior Wall

30VINYL 10

Roof Structure

03GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floor

13LVT/LAMNT 60

Interior Floor

14CARPET 40

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3100

Bathrooms

2100

Frame Stories Units

02WOOD FRAME 100
1.1.100
0100

Occupancy

00NONE 100

Quality

01Quality Level 01

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA06

NEIGHBORHOOD/LOC

6001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,622

100

2001

1,622

192,331

FCP

276

25

2001

69

8,182

FOP

208

30

2001

62

7,352

FST

54

55

2001

30

3,557

PTO

608

5

2026

30

3,557

TOTALS

2,768

1,813

214,979

EXTRA FEATURES

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

01/01/2023

BY

CD

Total Acres:

0.00

Total Land Value:

34,500

Market:

0

Agricultural:

0

Common:

34,500

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,813

98.9100

137.48

249,251

2001

2006

0

0

0

13.75

86.25

1 SNGL FAM

100% - 2021

Heated Area: 1622

HX Base Yr 2021

PTO

2026

FST

2001

FCP

2001

BAS

2001

FOP

2001

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/11/2026

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 3

Tax Dist:

STANDARD

BUILDING MARKET VALUE

214,979

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

34,500

TOTAL MARKET VALUE

249,479

SOH/AGL Deduction

46,885

ASSESSED VALUE

202,594

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

151,183

TOTAL JUST VALUE

249,479

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

243,315

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2419/1805

12/18/2020

WD

Q

I

01

225,000

GRANTOR: BRYANT KORY A & AUTUM

GRANTEE: PERRY CRYSTAL LYNN

2216/0880

8/02/2018

WD

Q

I

01

165,000

GRANTOR: SEELY KRISTI & CHAD

GRANTEE: BRYANT KORY A & AUT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W55 S9 E6 S23 E49 N32 \$
FCP=[YR=2001;ORIG=-61,9] S23 E12 N23 W12 \$
FOP=[YR=2001;ORIG=-49,32] S8 E26 N8 W26 \$
FST=[YR=2001;ORIG=-55,0] W6 S9 E6 N9 \$
PTO=[YR=2026;ORIG=-23,-16] W38 S16 E38 N16 \$
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