



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	19	COMMON BRK 100	0100	01	2,477	133.5840	140.26	347,424	1981	1987	0	0	0	29.00	71.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2026													Heated Area: 2156 HX Base Yr									
Roof Cover	03	COMP SHNGL 100														Tax Group: 6 Tax Dist: STANDARD									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 266,772									
Interior Floo	14	CARPET 80														TOTAL MARKET OB/XF VALUE 68,601									
Interior Floo	08	SHT VINYL 20														TOTAL LAND VALUE - MARKET 134,750									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 470,123									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 0									
Bedrooms	3	100														ASSESSED VALUE 470,123									
Bathrooms	2	100														TOTAL EXEMPTION VALUE 13 470,123									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 0									
Stories	1.	1. 100														TOTAL JUST VALUE 470,123									
Units	0	100	NCON VALUE 0																						
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 366,209																						
Quality 06 Quality Level 06			SEE PRCL 3-12 (NEXT DOOR)																						
DOR CODE 0100 SINGLE FAMILY			APPOINTMENT NEEDED DOGS!																						
MAP NUM MKT AREA 08																									
NEIGHBORHOOD/LOC 8026.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	PERMIT NUM DESCRIPTION AMT ISSUED																			
BAS	2,156	100	1993	2,156	214,705	21013734	GARAGE	43,075	10/07/2021																
FOP	124	30	1993	37	3,685	20000358	REPAIR/RRF	14,275	01/14/2020																
FOP	288	30	2002	86	8,564	B23199	XFOB	14,315	01/01/2010																
UGR	440	45	1993	198	19,717	B12847	XFOB	6,000	05/01/2004																
						B12534	SWIM POOL	21,000	03/01/2004																
TOTALS 3,008 2,477 246,671										SALES DATA															
EXTRA FEATURES										OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE															
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	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	44	1,540											
2	0937	WELL	0 100	0 0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000											
4	0936	SEPTC TANK	0 100	0 0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000											
7	0860	POOL/SPA	0 100	0 0	1.00	UT	60,000.00	60,000.00	100	2004	2004	05	85	51,000											
11	0911	SCRN RM A	0 100	0 0	1,128.00	SF	18.00	18.00	100	2004	2004	3	20	4,061											
TOTAL OB/XF 68,601										BLD DATE LGL DATE 05/13/2026 MLU															
LAND DESCRIPTION										INC DATE AG DATE															
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.25	35,000.00	43,750.00	87,500								
2	000100	C	RES	100		OR	0.00	0.00	1.08	AC		1.00	1.00	1.25	35,000.00	43,750.00	47,250								
REVIEW DATE 01/01/2023 BY CD Total Acres: 3.08 Total Land Value: 134,750 Market: 0 Agricultural: 0 Common: 134,750 PRINTED 07/09/2026 BY SYS																									

[illegible]