



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

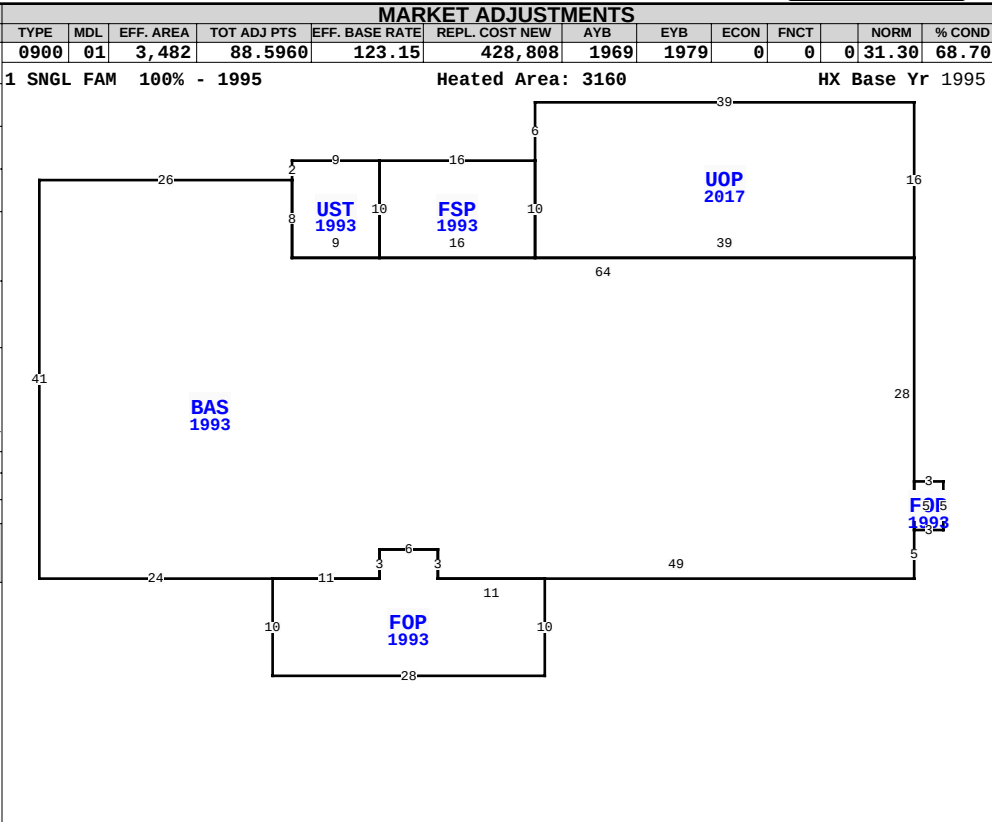
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,160	100	1993	3,160	267,349
FOP	15	30	1993	4	339
FOP	298	30	1993	89	7,530
FSP	160	40	1993	64	5,415
UOP	624	20	2017	125	10,576
UST	90	45	1993	40	3,384

TOTALS	4,347			3,482	294,591
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0940	SHEDS/PORT	0	100	12	8	SF	20.10	20.10
3	0860	POOL/SPA	0	100	26	0	UT	50,000.00	50,000.00
5	0510	GARAGE WD-	0	100	20	18	SF	35.00	35.00

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	0006	OR	0.00	0.00	4.59

REVIEW DATE	01/01/2023	BY	CD
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

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
2	0940	SHEDS/PORT	0	100	12	8	SF	20.10	20.10	100	1980	1980	3	20	386	
3	0860	POOL/SPA	0	100	26	0	UT	50,000.00	50,000.00	100	1990	1990	04	85	42,500	
5	0510	GARAGE WD-	0	100	20	18	SF	35.00	35.00	100	2005	2005	3	32	4,032	

TOTAL OB/XF										46,918						
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
1	000100	C	RES	100	0006	OR	0.00	0.00	4.59	AC		1.00	1.00	1.00	28,000.00	28,000.00

Total Acres:	4.59	Total Land Value:	128,520	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				294,591	
TOTAL MARKET OB/XF VALUE				46,918	
TOTAL LAND VALUE - MARKET				128,520	
TOTAL MARKET VALUE				470,029	
SOH/AGL Deduction				290,432	
ASSESSED VALUE				179,597	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				128,186	
TOTAL JUST VALUE				470,029	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				433,636	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941095	SWIM POOL	13,900	10/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0707/0126	6/15/1994	WD	Q	I	
					85,000
GRANTOR: SMITH EUNICE S					
GRANTEE: SEELEY KENNETH & PE					
0081/0167	1/01/1968	TA	U	V	
					14,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2017] W39 S6 FSP=[YR=1993] W16 UST=[YR=1993] W9 S2 BAS=[YR=1993] W26 S41 E24 FOP=[YR=1993] S10 E28 N10 W11 N3 W6 S3 W11\$ E11 N3 E6 S3 E49 N5 FOP=[YR=1993] E3 N5 W3 S5\$ N28 W64 N8\$ S8 E9 N10\$ S10 E16 N10\$ S10 E39 N16\$.									