



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
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	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4041.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	2014	2,501	328,235
FGR	440	55	2014	242	31,761
FOP	57	30	2014	17	2,231
FSP	300	40	2014	120	15,749
TOTALS	3,298			2,880	377,975

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,880	99.9126	138.88	399,974	2014	2014	0	0	5.50	94.50
1 SNGL FAM		100% - 2021				Heated Area: 2501			HX Base Yr 2021		

The floor plan diagram illustrates the layout of a building with four distinct areas labeled in blue text: FSP 2014, BAS 2014, FOP 2014, and FGR 2014. The layout is defined by black lines representing walls and dimensions. The FSP 2014 area is a rectangle at the top with dimensions 20 (top), 10 (bottom), 15 (left), and 5 (right). The BAS 2014 area is a large central rectangle with dimensions 56 (left), 50 (right), and 20 (bottom). The FOP 2014 area is a small rectangle at the bottom left with dimensions 6 (top), 3 (right), 8 (bottom), and 12 (left). The FGR 2014 area is a rectangle at the bottom right with dimensions 20 (top), 22 (right), and 20 (bottom). Dimensions 15, 10, 11, 9, and 13 are also indicated for various sections and connections between the areas.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025
			MLU

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					377,975				
TOTAL MARKET OB/XF VALUE					83,264				
TOTAL LAND VALUE - MARKET					85,000				
TOTAL MARKET VALUE					546,239				
SOH/AGL Deduction					125,869				
ASSESSED VALUE					420,370				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					368,959				
TOTAL JUST VALUE					546,239				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					578,279				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017014	ADDITION	38,500	11/16/2022
B1428871	SWIM POOL	30,000	06/01/2014
B1327557	CO ISSUED	0	02/28/2014
B1327557	NEW CONSTR	293,846	08/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2349/0817	3/13/2020	WD	Q	I	01	419,000	
GRANTOR: VOSLER TIMOTHY G JR &							
GRANTEE: KAUFMANN JOHN THEOD							
2055/0982	6/07/2016	WD	Q	I	02	350,000	
GRANTOR: KIGER RONNIE S & AMEL							
GRANTEE: VOSLER TIMOTHY GREE							

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04
8	0912	SCRN RM G	1	100	0	0	1,789.00	SF	21.00	21.00	100	2023	2023	93

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W15 FSP=[YR=2014] N5 W20 S15 E20 N10 \$ S10 W20 N10 W15 S56 E12 FOP=[YR=2014] S6 E8 N3 W1 N5 W6 S2 W1 \$ E1 N2 E6 S5 E11 FGR=[YR=2014] S13 E20 N22 W20 S9 \$ N9 E20 N50 \$.									

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		PUD	0.00	0.00	1.00
TOTAL OB/XF 83,264									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000		