



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

--	--	--

Quality	04	Quality Level 04
---------	----	------------------

DOR CODE	0100	SINGLE FAMILY
----------	------	---------------

MAP NUM		MKT AREA	04
---------	--	----------	----

NEIGHBORHOOD/LOC	4005.00
------------------	---------

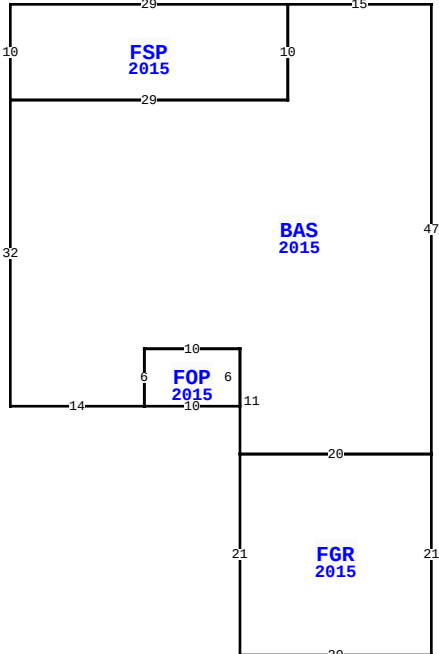
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,598	100	2015	1,598	255,785
FGR	420	55	2015	231	36,975
FOP	60	30	2015	18	2,881
FSP	290	40	2015	116	18,568
TOTALS	2,368			1,963	314,209

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2016	2016	3	65	1,560	
6	0300	BOAT DCK W	0	100	24	4	96.00	SF	40.00	40.00	100	2017	2017	3	78	2,995	

LAND DESCRIPTION			TOTAL OB/XF 7,915														
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
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.10	AC		1.00	1.00	1.00	100,000.00	100,000.00	110,000

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,963	121.2162	168.49	330,746	2015	2015	0	0	0	5.00	95.00
1 SNGL FAM		100% - 2017		Heated Area: 1598					HX Base Yr 2017			
												
BLD DATE							LGL DATE					
XF DATE							LAND DATE					
INC DATE							AG DATE					

TOTAL OB/XF 7,915												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.10	AC		1.00

TOTAL OB/XF 7,915												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.10	AC		1.00

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

Total Acres: 1.10	Total Land Value: 110,000	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		314,209	
TOTAL MARKET OB/XF VALUE		7,915	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		432,124	
SOH/AGL Deduction		198,523	
ASSESSED VALUE		233,601	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		182,190	
TOTAL JUST VALUE		432,124	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		421,706	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530522	CO ISSUED	0	12/18/2015
B1530522	NEW CONSTR	205,525	06/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2026/1267	1/29/2016	WD	Q	I	01	258,700	
GRANTOR: HARTER GEORGE & CAROL							
GRANTEE: GELSTON MATTHEW SAY							
2011/0971	10/27/2015	WD	U	V	11	100	
GRANTOR: WILDER MALLORY DONALD							
GRANTEE: HARTER GEORGE P & C							

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
BAS=[YR=2015] W15 FSP=[YR=2015] W29 S10 E29 N10\$ S10 W29 S32 E14 FOP=[YR=2015] E10 N6 W10 S6\$ N6 E10 S11 FGR=[YR=2015] S21 E20 N21 W20\$ E20 N47\$.																