



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,538	100	1993	1,538	248,454
BAS	143	100	2013	143	23,100
FGR	575	55	1993	316	51,048
FOP	60	30	1993	18	2,908
TOTALS	2,316			2,015	325,510

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0350	CARPORT WD	0	100	40	29	1,160.00	SF	13.00
5	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00

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		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,015	135.9309	188.94	380,714	1979	2009	0	0	0	14.50	85.50	
1 SNGL FAM		100% - 2023				Heated Area: 1681				HX Base Yr 2023			

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
				04/15/2025 MLU

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		325,510	
TOTAL MARKET OB/XF VALUE		8,230	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		493,740	
SOH/AGL Deduction		119,921	
ASSESSED VALUE		373,819	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		322,408	
TOTAL JUST VALUE		493,740	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		463,839	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802575	9 WINDOWS	6,500	04/01/2018
B1703076	REMODEL	15,000	05/01/2017
B1702301	FNDTN REPAIR	12,894	04/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2615/1650	1/27/2023	QC	U	I	11	100	
GRANTOR: HOLT STEPHANIE A							
GRANTEE: HOLT WILLIAM S							
2141/0002	5/12/2017	WD	U	I	11	100	
GRANTOR: SIKES ALICE M							
GRANTEE: HOLT WILLIAM S & ST							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W58 S36 E23 FOP=[YR=1993] E5 N12 W5S12\$ N12 E25 FGR=[YR=1993] S12 E23 N25 BAS=[YR=2013] N11 W13 S11E13 \$ W23 S13 \$ N13 E10 N11\$.									