



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	992	100	1993	992	137,141
BAS	440	100	2009	440	60,828
FGR	228	55	1993	125	17,281
FOP	50	30	1993	15	2,074
FSP	224	40	1993	90	12,442
FST	36	55	1993	20	2,765
FUS	408	100	1993	408	56,405
STR	15	10	1993	2	276
TOTALS	2,393			2,092	289,213

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
3	0820	WOOD WALK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,092	114.7580	159.51	333,695	1991	1998	0	0	0 13.33	86.67
1 SNGL FAM 100% - 2025				Heated Area: 1840				HX Base Yr 2025			
TOTALS			2,393							05/06/2025	MLU

TOTAL OB/XF			2,949								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	2.00	LT	1.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		289,213			
TOTAL MARKET OB/XF VALUE		2,949			
TOTAL LAND VALUE - MARKET		200,000			
TOTAL MARKET VALUE		492,162			
SOH/AGL Deduction		0			
ASSESSED VALUE		492,162			
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				440,751	
TOTAL JUST VALUE				492,162	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				486,597	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905869	REMODEL	14,994	03/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2714/458	5/17/2024	WD	Q	I	01
GRANTOR: RECER JENNIFER J					
GRANTEE: MEEKS JOSHUA V & ER					
2435/1409	2/08/2021	WD	U	I	11
GRANTOR: RECER TRAVIS C & JENN					
GRANTEE: RECER JENNIFER J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W10 FSP=[YR=1993] N6 U4 L4 W16 D4 L4 S6 E24\$ W25 FST=[YR=1993] W3 FGR=[YR=1993] W19 S12 BAS=[YR=2009] S20 E22 N20 W22\$ E19 N12\$ S12 E3 N12\$ S26 E13 FOP=[YR=1993] S6 E5 STR=[YR=1993] S3 E5 N3 W5\$ E5 N4 W5 N2 W5\$ E5 S2 E5 S4 E12 N32\$ PTR= E15 FUS=[YR=1993] E34 S12 W34 N12\$ W15\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	2.00	LT	1.00