



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	21	STONE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

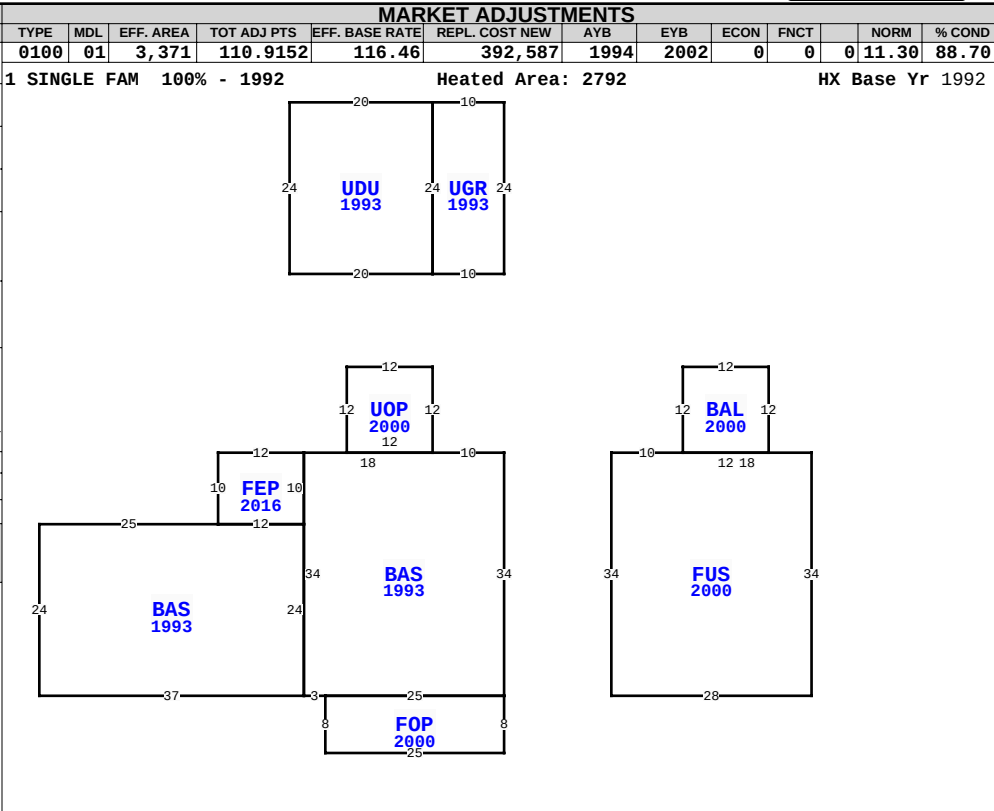
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	144	15	2000	22	2,272
BAS	888	100	1993	888	91,730
BAS	952	100	1993	952	98,342
FEP	120	80	2016	96	9,917
FOP	200	30	2000	60	6,198
FUS	952	100	2000	952	98,342
UDU	480	55	1993	264	27,271
UGR	240	45	1993	108	11,157
UOP	144	20	2000	29	2,995

TOTALS	4,120			3,371	348,225
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0681	POLE SHED	0	100	30	24	720.00	SF	15.00
5	0681	POLE SHED	0	100	20	12	240.00	SF	15.00
6	0681	POLE SHED	0	100	10	6	60.00	SF	15.00
7	1242	WD DECK A	0	100	10	10	100.00	SF	10.00

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	0008	RSF-1	0.00	0.00	1.50



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026
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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	72	2,520	
4	0681	POLE SHED	0	100	30	24	720.00	SF	15.00	15.00	100	2005	2005	3	32	3,456	
5	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	2005	2005	3	32	1,152	
6	0681	POLE SHED	0	100	10	6	60.00	SF	15.00	15.00	100	2005	2005	3	32	288	
7	1242	WD DECK A	0	100	10	10	100.00	SF	10.00	10.00	100	2017	2017	3	70	700	

TOTAL OB/XF										8,116							
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	000100	C	RES	100	0008	RSF-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	90,000.00	90,000.00	135,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										348,225		
TOTAL LAND VALUE - MARKET										135,000		
TOTAL MARKET VALUE										491,341		
SOH/AGL Deduction										323,940		
ASSESSED VALUE										167,461		
TOTAL EXEMPTION VALUE										HX HB 51,411		
BASE TAXABLE VALUE										115,990		
TOTAL JUST VALUE										491,341		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										460,163		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1907365	FIRE DMG REPAIR	7,000	08/01/2019
0007097	REMODEL	67,704	05/01/2000
94-0623	H/AC	1,000	07/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2592/1226	9/23/2022	QC	U	V	11	100	
GRANTOR:ST ORES SCOTT ALAN							
GRANTEE:ST ORES SCOTT & JOA							
2110/0156	3/25/2017	QC	U	I	11	25,000	
GRANTOR:ST ORES SCOTT ALAN							
GRANTEE:ST ORES SCOTT & JOA							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W10 UOP=[YR=2000] N12 W12 S12 E12\$ W18 FEP=[YR=2016] W12 S10 BAS=[YR=1993] W25 S24 E37 N24 W12\$ E12 N10 \$S34 E3 FOP=[YR=2000] S8 E25 N8 W25\$ E25 N34 \$ PTR= E15 FUS=[YR=2000] E10 BAL=[YR=2000] N12 E12 S12 W12 \$ E18S34 W28 N34 \$ W15 \$ PTR= N25 UGR=[YR=1993] N24 W10 UDU=[YR=1993] W20 S24 E20 N24 \$ S24 E10 \$ S25 \$.									