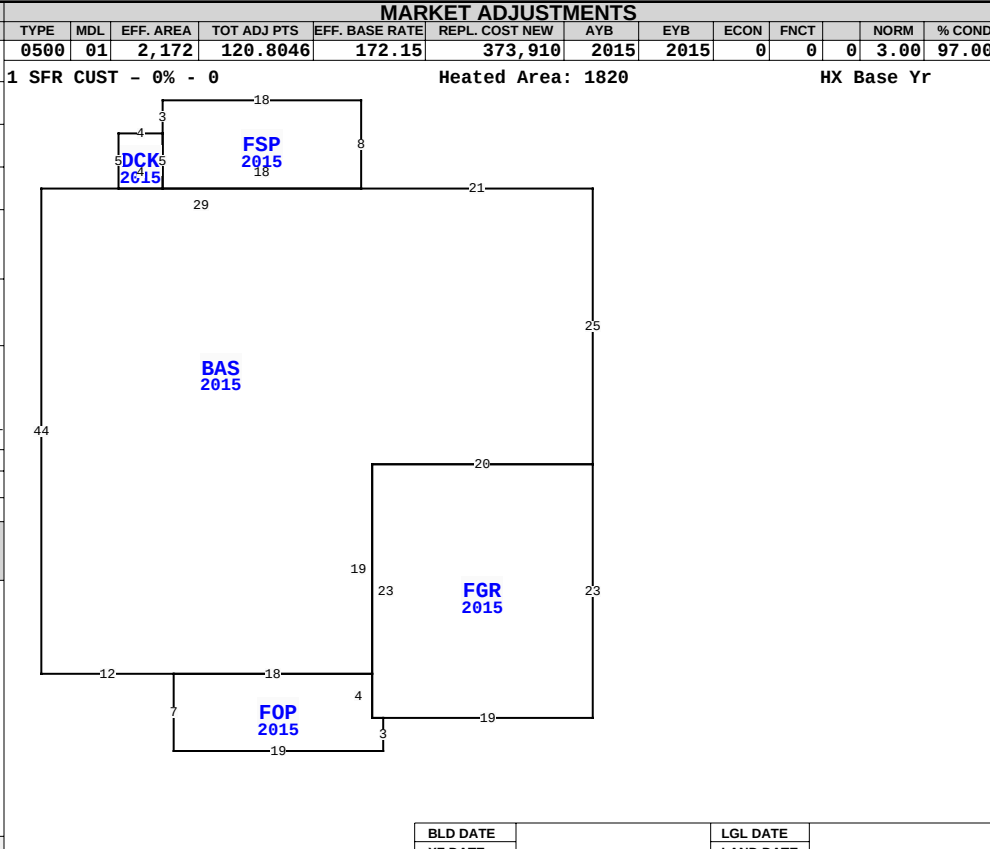




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1104.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1,820	303,914
DCK	20	10	2	334
FGR	460	55	253	42,247
FOP	129	30	39	6,513
FSP	144	40	58	9,685
TOTALS	2,573		2,172	362,693



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	0855	CONC PAVER		0	0	0	704.00	SF	10.00	10.00	100	2015	2015	3	96	6,758	
2	0855	CONC PAVER		0	0	0	76.00	SF	10.00	10.00	100	2015	2015	3	96	730	

LAND DESCRIPTION										TOTAL OB/XF									
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	OTHER ADJUSTMENTS AND NOTES
1	000100	C	SFR		0	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		362,693	
TOTAL MARKET OB/XF VALUE		7,488	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		570,181	
SOH/AGL Deduction		119,529	
ASSESSED VALUE		450,652	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		450,652	
TOTAL JUST VALUE		570,181	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		469,444	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141627	CO ISSUED	0	01/29/2015
20142264	H/AC	3,000	10/21/2014
20141627	NEW CONSTR	203,154	07/24/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2346/1877	3/12/2020	WD	Q	I	01	440,500
GRANTOR: WELBORN GLENDA P						
GRANTEE: NADEAU ROGER W						
2190/0472	4/13/2018	WD	Q	I	02	430,500
GRANTOR: MINETT WALTER & FLORE						
GRANTEE: WELBORN GLENDA P						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W21 FSP=[YR=2015] N8 W18 S3 DCK=[YR=2015] W4 S5 E4 N5\$ S5 E18\$ W29 S44 E12 FOP=[YR=2015] S7 E19 N3 FGR=[YR=2015] E19 N23 W20 S23 E1\$ W1 N4 W18\$ E18 N19 E20 N25\$.									