



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1210.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,035	100	2,035	353,764
FGR	506	55	278	48,328
FOP	180	30	54	9,387
FSP	184	40	74	12,864
PTO	325	5	16	2,781
TOTALS	3,230		2,457	427,125

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	0	0	698.00	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	SFR	0		R-2	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
0500	01	2,457	121.9920	173.84	427,125	2021	2021	0	0
1 SFR CUST - 0% - 0									
Heated Area: 2035									
HX Base Yr									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-2	0.00	0.00	1.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-2	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
2									
VALUATION BY									
STANDARD									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
427,125									
TOTAL MARKET OB/XF VALUE									
6,980									
TOTAL LAND VALUE - MARKET									
185,000									
TOTAL MARKET VALUE									
619,105									
SOH/AGL Deduction									
80,241									
ASSESSED VALUE									
538,864									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
538,864									
TOTAL JUST VALUE									
619,105									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
489,876									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200866	CO ISSUED	0	09/15/2021
20200866	NEW CONSTR	0	01/26/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2498/1309	9/20/2021	WD	Q	I	01	579,000	
GRANTOR:BLACKWATER HOMES LLC							
GRANTEE:MONTIJO TIMOTHY J &							
2171/0858	1/16/2018	WD	U	V	30	345,000	
GRANTOR:COASTAL OAKS AMELIA I							
GRANTEE:BLACKWATER HOMES LL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W27 PTO=[YR=2021] W13 S25 FSP=[YR=2021] S11									
E18 N4 W2 N7 W16 \$ E13 N25 \$ S25 E3 S7 E2 S4 W18 S39									
FOP=[YR=2021] S14 E18 N8 W12 N6 W6 \$ E6 S6 E12 N7									
FGR=[YR=2021] E22 N23 W22 S23 \$ N23 E22 N51 \$.									