



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	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,025	100	2,025	321,054
FGR	451	55	248	39,319
FOP	78	30	23	3,646
FOP	84	30	25	3,964
FSP	362	40	145	22,989
FUS	234	100	234	37,100

TOTALS	3,234		2,700	428,072
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	1,523.00	SF	4.00	4.00	100	2006
2	0810	CONCRETE A	0	100	0	190.00	SF	6.50	6.50	100	2006
3	0476	VF 6 SBPL	0	100	0	34.00	LF	32.00	32.00	100	2009
4	0855	CONC PAVER	0	100	0	57.00	SF	10.00	10.00	100	2012

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	SFR	100		R-1A	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,700	120.2784	171.40	462,780	2006	2006	0	0	7.50	92.50
1 SFR CUST - 100% - 2021 Heated Area: 2259 HX Base Yr 2021											
BLD DATE 08/14/2006 XF DATE 08/14/2006 INC DATE LGL DATE 08/14/2006 LAND DATE 08/14/2006 AG DATE											

TOTAL OB/XF											
7,833											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		428,072	
TOTAL MARKET OB/XF VALUE		7,833	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		560,905	
SOH/AGL Deduction		206,802	
ASSESSED VALUE		354,103	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		304,103	
TOTAL JUST VALUE		560,905	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		467,741	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152906	SCRNRM	28,391	12/15/2015
20053195	H/AC	7,000	12/15/2005
20052943	OTHER	7,000	11/01/2005
20052890	ELEC OTHER	2,000	10/20/2005
20052741	DEMOLITION	1,000	09/26/2005
20052742	NEW CONSTR	130,000	09/26/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2379/1667	7/29/2020	WD	Q	I	02
GRANTOR: ABSHER EDWARD B & KRI					SALE PRICE
GRANTEE: ORTBALS ALAN J REVO					
1599/1249	12/29/2008	WD	U	I	05
GRANTOR: FIRST BANK OF JACKSON					295,000
GRANTEE: ABSHER EDWARD B & K					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2006] W12 FOP=[YR=2016] N14 W6 FSP=[YR=2016] W27 S14 E7 U2 R2 E6 D2 R2 E10 N14\$ S14 E6\$ W16 U2 L2 W6 D2 L2 W16 S38 FGR=[YR=2006] S21 E5 S1 E10 N1 E6 N21 W21\$ E21 N1 E9 FOP=[YR=2006] S5 E12 N5 W3 N3 W6 S3 W3\$ E3 N3 E6 S3 E5 S1 E8 N1 E2 N37\$ PTR=[YR=2006] E20 FUS=[YR=2006] E13 S18 W13 N18\$ W20\$.											