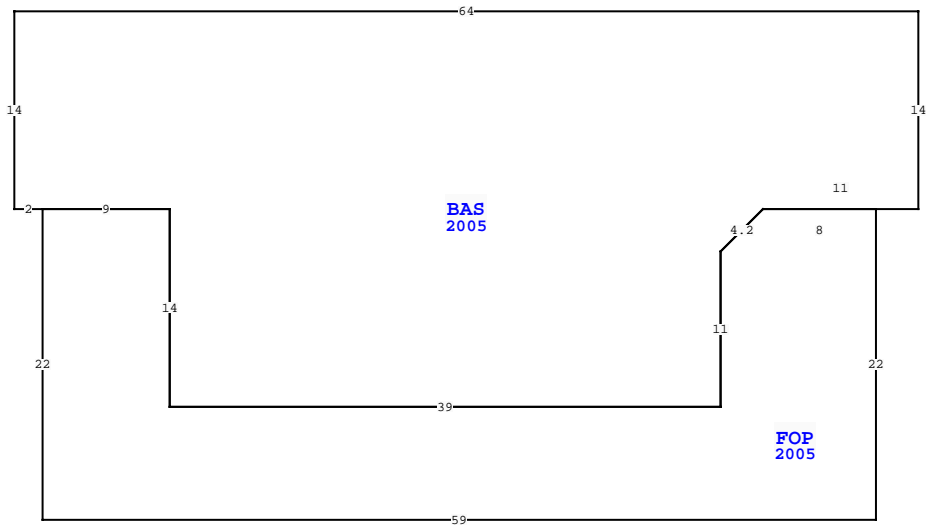


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,447	100	1,447
FOP	748	30	224
			SUBAREA MARKET VALUE
			177,610
			27,495
TOTALS	2,195		1,671
			205,105

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	1,671	106.5600	126.54	211,448	2005	2015	0	0	0	3.00	97.00		
1 SNGL FAM - 100% - 2020 Heated Area: 1447 HX Base Yr 2020														



NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE			214,382		
TOTAL MARKET OB/XF VALUE			7,097		
TOTAL LAND VALUE - MARKET			396,850		
TOTAL MARKET VALUE			278,239		
SOH/AGL Deduction			64,916		
ASSESSED VALUE			213,323		
TOTAL EXEMPTION VALUE			HX HB 50,000		
BASE TAXABLE VALUE			163,323		
TOTAL JUST VALUE			618,329		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			233,472		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003615	REPAIR/RRF	13,000	05/08/2018
B19985	DEMOLITION	100	05/01/2007
B0413077	NEW CONSTR	104,985	01/06/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/0695	6/14/2019	WD Q	Q	V	03	155,000
GRANTOR: FOURAKER EARL LAMAR J						
GRANTEE: BLYLER JESSIE ADAM						
2268/0271	4/11/2019	WD Q	Q	I	03	325,000
GRANTOR: FOURAKER EARL LAMAR J						
GRANTEE: BLYLER JESSIE ADAM						

EXTRA FEATURES																
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	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	1242	WD DECK A	0	100	28	8	SF	10.00	10.00	100	2019	2019	3	90	2,016	
3	0810	CONCRETE A	0	100	25	12	SF	6.50	6.50	100	2019	2019	3	99	1,931	

TOTAL OB/XF														7,097		
BLD DATE														06/13/2023		MLU
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2005] W64 S14 E2 FOP=[YR=2005] S22 E59 N22 W8 D3 L3 S11 W39 N14 W9\$ E9 S14 E39 N11 U3 R3 E11 N14\$.													

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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005401	A	TIMB2-1 SI	0			0.00	0.00	20.80	AC		1.00	1.00	1.00	790.00	790.00	16,432							
3	005901	A	HARDWOOD SI	0			0.00	0.00	45.90	AC		1.00	1.00	1.00	225.00	225.00	10,328							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	66.70	AC		1.00	1.00	1.10	5,000.00	5,500.00	366,850							

