



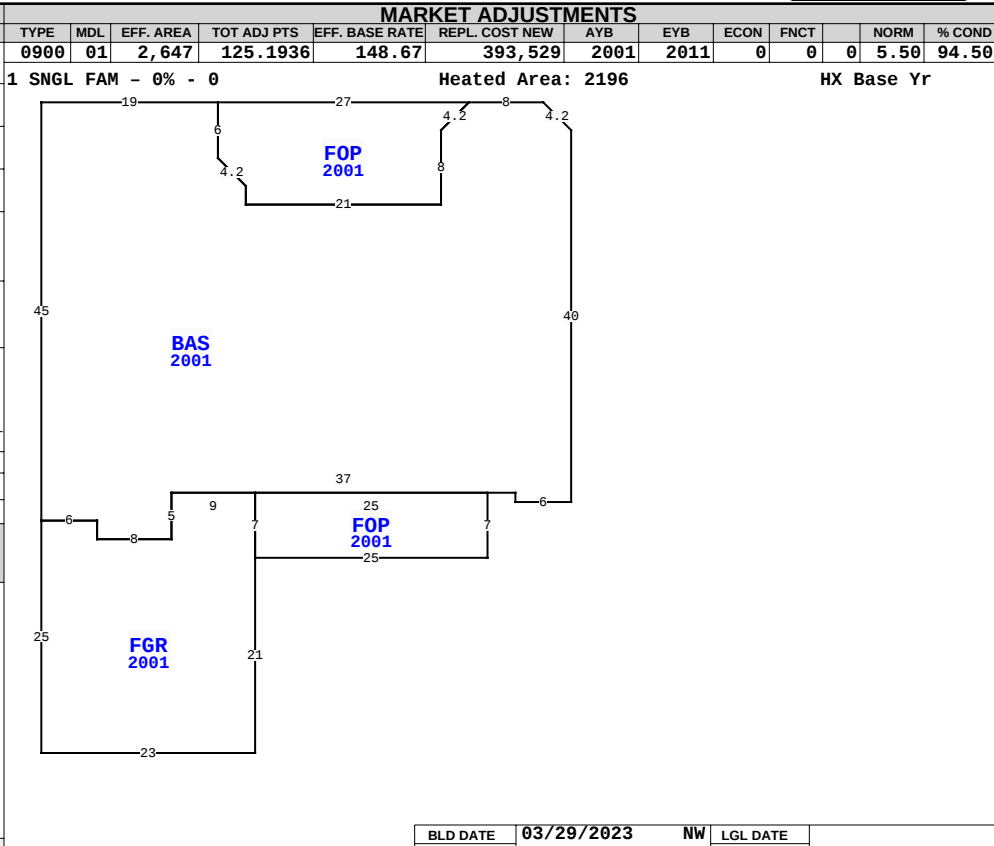
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 90
Interior Floor	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
		04

NEIGHBORHOOD/LOC 4043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100	2,196	308,523
FGR	586	55	322	45,239
FOP	175	30	52	7,306
FOP	258	30	77	10,818
TOTALS	3,215		2,647	371,885

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
3	0812	CONCRETE C	0	0	0	1,256.00	SF	4.00	
4	0462	ST/AL FNC	0	0	0	720.00	SF	10.00	
5	0861	POOL GUNIT	0	0	25	325.00	SF	85.00	
6	0912	SCRN RM G	0	0	21	924.00	SF	20.00	
7	0855	CONC PAVER	0	0	0	599.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00



BLD DATE		03/29/2023	NW	LGL DATE		
XF DATE				LAND DATE		
INC DATE				AG DATE		

TOTAL OB/XF									
66,281									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					371,885				
TOTAL MARKET OB/XF VALUE					66,281				
TOTAL LAND VALUE - MARKET					127,500				
TOTAL MARKET VALUE					565,666				
SOH/AGL Deduction					82,728				
ASSESSED VALUE					482,938				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					482,938				
TOTAL JUST VALUE					565,666				
NCON VALUE					52,095				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					391,675				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015761	ADDITION	16,920	10/20/2022
22010888	SWIM POOL	51,000	07/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/0044	7/29/2021	WD	Q	I	01	480,000
GRANTOR:HARRIS BRIANNA A & WI						
GRANTEE:SMITH MONTGOMERY C						
2229/0362	10/05/2018	WD	Q	I	01	353,000
GRANTOR:SWEENEY TAMARA MICHEL						
GRANTEE:HARRIS WILLIAM H II						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] U3 L3 W8 FOP=[YR=2001] W27 S6 D3 R3 S2 E21 N8 R3 U3 \$ D3 L3 S8 W21 N2 L3 U3 N6 W19 S45 FGR=[YR=2001] S25 E23 N21 FOP=[YR=2001] E25 N7 W25 S7 \$ N7 W9 S5 W8 N2 W6 \$ E6 S2 E8 N5 E37 S1 E6 N40 \$.									