



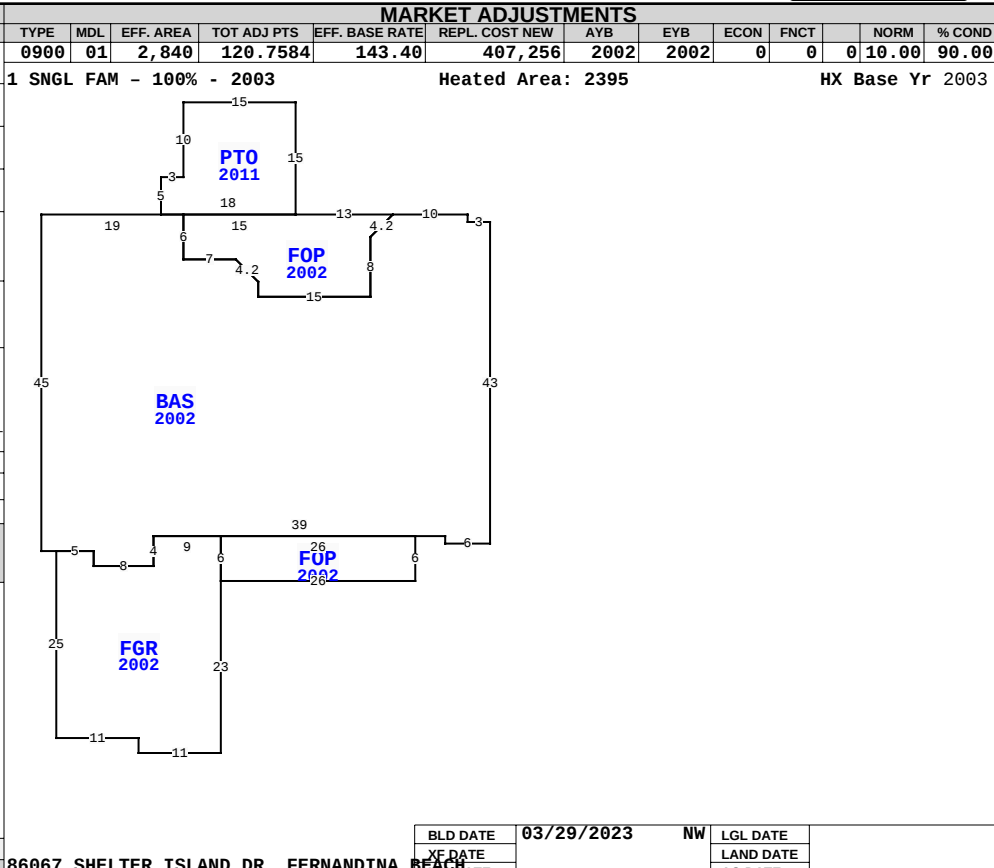
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,395	100	2,395	309,099
FGR	574	55	316	40,783
FOP	156	30	47	6,066
FOP	234	30	70	9,034
PTO	240	5	12	1,549
TOTALS	3,599		2,840	366,530

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	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0812	CONCRETE C	0 100	0	0	1,062.00	SF	4.00	4.00	100	2002	2002	3	83	3,526	

LAND DESCRIPTION			TOTAL OB/XF 6,571													
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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00



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

TOTAL OB/XF 6,571																
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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		366,530			
TOTAL MARKET OB/XF VALUE		6,571			
TOTAL LAND VALUE - MARKET		127,500			
TOTAL MARKET VALUE		500,601			
SOH/AGL Deduction		212,104			
ASSESSED VALUE		288,497			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		238,497			
TOTAL JUST VALUE		500,601			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		384,276			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210069	NEW CONSTR	178,565	08/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0953	3/15/2023	LE U	I	I	11	100
GRANTOR: WALTERS DAVID J DR						
GRANTEE: WALTERS SHANE PAUL						
1106/1123	1/09/2003	WD U	I	I	21	315,900
GRANTOR: INTERVEST CONSTRUCTION						
GRANTEE: WALTERS DAVID J						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2002] W3 N1 W10 FOP=[YR=2002] W13PTO=[YR=2011] N15 W15 S10 W3 S5 E18 \$ W15 S6 E7 D3 R3 S2 E15 N8 U3 R3 \$ D3 L3 S8 W15 N2 U3 L3 W7 N6 W19 S45 E2 FGR=[YR=2002] S25 E11S2 E11 N23 FOP=[YR=2002] E26 N6 W26S6 \$ N6 W9 S4 W8 N2 W5 \$ E5 S2E8 N4 E39 S1 E6 N43 \$.																