

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,810	100	2,810
FGR	725	55	399
FOP	72	30	22
FOP	410	30	123
FOP	700	30	210
FUS	325	100	325
TOTALS	5,042		3,889

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,889	97.1280	115.34	448,557	2016	2016	0	0	4.50	95.50
1 SNGL FAM - 100% - 2017											
Heated Area: 3135											
HX Base Yr 2017											
BLD DATE 03/03/2023 NW LGL DATE 06/16/2023 MLU XF DATE INC DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		428,372	
TOTAL MARKET OB/XF VALUE		5,711	
TOTAL LAND VALUE - MARKET		103,740	
TOTAL MARKET VALUE		537,823	
SOH/AGL Deduction		216,260	
ASSESSED VALUE		321,563	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		271,563	
TOTAL JUST VALUE		537,823	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		445,284	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531518	CO ISSUED	0	10/31/2016
B1531518	NEW CONSTR	380,832	12/30/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1991/1855	7/20/2015	QC	U	V	11	100

GRANTOR: LITTLE BOGGY CREEK LL  
GRANTEE: CRUMP IVEY M JR & E

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=2016] W25 S29 FOP=[YR=2016] S9 BAS=[YR=2016] W12 FOP=[YR=2016] W41 S10 E41 N10\$ S10 W41 S36 FOP=[YR=2016] S10 E70 N10 W70\$ E70 N46 W17\$ E8 N9 W8\$ E25 N29\$ PTR=E20 FUS=[YR=2016] E13 S25 W13 N25\$ W20\$.	

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	0812	CONCRETE C	0	100	0	0			4.00	100	2016	2016	3	97	5,711	

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	000115	C	SFR ACRES	100			0.00	0.00	5.46	AC		1.00	1.00	1.00	19,000.00	19,000.00	103,740							