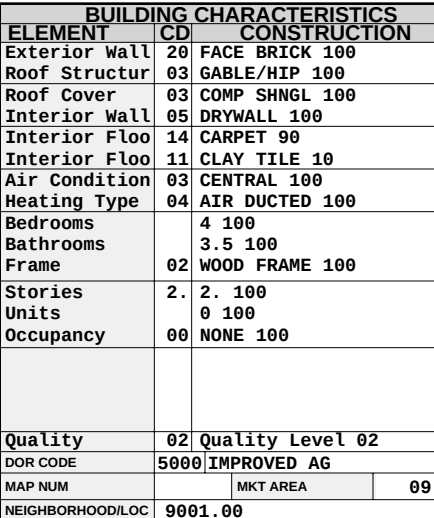




NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
D	VALUATION BY		STANDARD
	Tax Group: 6	Tax Dist:	
	BUILDING MARKET VALUE		360,208
	TOTAL MARKET OB/XF VALUE		10,972
	TOTAL LAND VALUE - MARKET		415,680
	TOTAL MARKET VALUE		436,458
	SOH/AGL Deduction		238,004
	ASSESSED VALUE		198,454
	TOTAL EXEMPTION VALUE	HX HB	50,000
	BASE TAXABLE VALUE		148,454
	TOTAL JUST VALUE		786,860
	NCON VALUE		0
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		364,897

BLD DATE	03/03/2023	NW	LGL DATE	
YE DATE			LAND DATE	06/15/2023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6914	NEW CONSTR	128,500	01/02/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0616/0596	1/08/1991	WD	U	V	07	100	
GRANTOR: NICHOLS RON & DORIS							
GRANTEE: GIDDENS DARRELL & M							
0602/0055	7/16/1990	WD	Q	V		68,400	
GRANTOR: NICHOLS RONALD & D V							
GRANTEE: GIDDENS DARRELL & M							

[illegible]

U	BUILDING NOTES

BUILDING DIMENSIONS																
FGR=[YR=1993]	W31	UOP=[YR=1993]	S10	N1	W54	S4	FSP=[YR=1993]	S10								
BAS=[YR=1993]	S20	FOP=[YR=1993]	S25	E56	N33	W6	S25	W44	N17							
W7\$	E7	S17	E43	N25	E4	N12	W10	N2	W5	S2	W39\$	E20	N10	W20\$	E20	
S10	E19	N2	E5	S2	E10	N13\$	S25	E31	N25\$	PTR=	E25	FUS=[YR=1993]				
E14	S20	E16	N20	E13	S37	N3	W8	W16	S8	W14	N37\$	W25\$.				

LAND DESCRIPTION					TOTAL OB/XF										10,972									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		OR	0.00	0.00	1.00	AC		1.00	1.00	2.00	30,000.00	60,000.00	60,000							
2	005901	A	HARDWOOD SI	0			0.00	0.00	5.20	AC		1.00	1.00	1.00	225.00	225.00	1,170							
3	005401	A	TIMB2-1 SI	0			0.00	0.00	5.20	AC		1.00	1.00	1.00	790.00	790.00	4,108							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	10.40	AC		1.00	1.00	1.80	19,000.00	34,200.00	355,680							
REVIEW DATE		03/09/2020		BY	TWA		Total Acres: 11.40		Total Land Value: 65,278				Market: 355,680		Agricultural: 5,278		Common: 60,000		PRINTED 08/02/2023 BY SYS					