



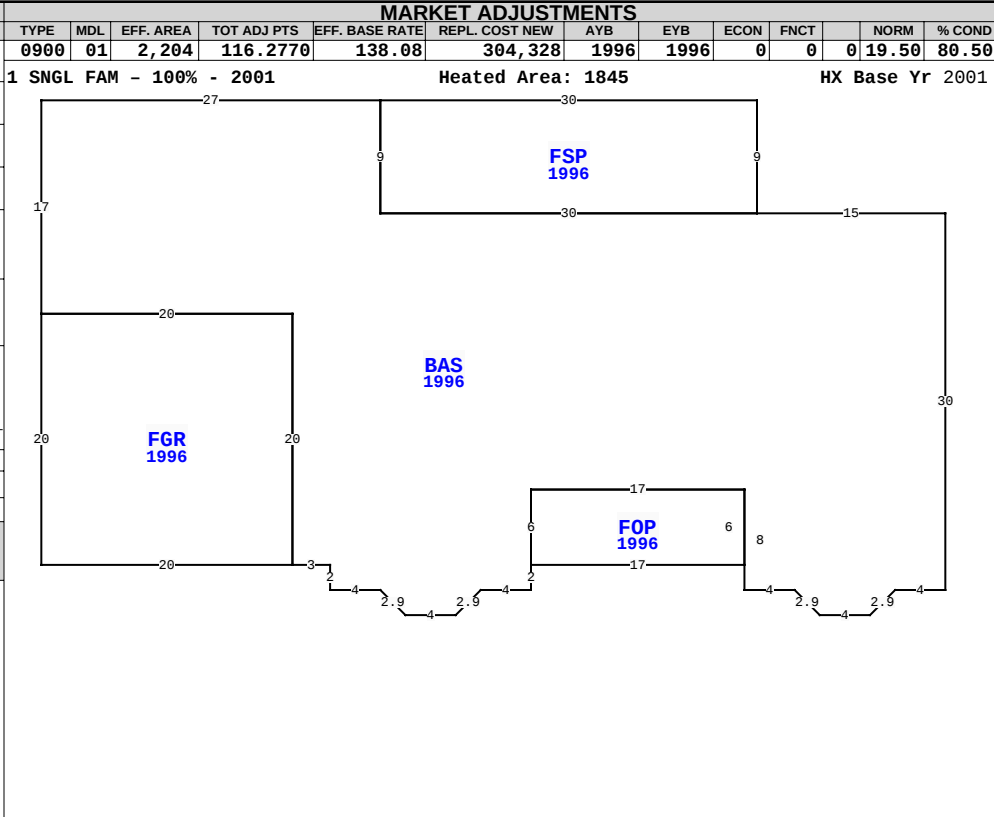
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,845	100	1,845	205,080
FGR	400	55	220	24,454
FOP	102	30	31	3,445
FSP	270	40	108	12,005

TOTALS	2,617		2,204	244,984
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0940	SHEDS/PORT	0 100	36	12	432.00	SF	30.00	
2	0812	CONCRETE C	0 100	0	0	2,360.00	SF	4.00	
3	0351	CARPORT MT	0 100	35	24	840.00	SF	8.00	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF															12,171
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
1	0940	SHEDS/PORT	0 100	36	12	432.00	SF	30.00	30.00	100	1990	1990	3	20	2,592
2	0812	CONCRETE C	0 100	0	0	2,360.00	SF	4.00	4.00	100	1996	1996	3	73	6,891
3	0351	CARPORT MT	0 100	35	24	840.00	SF	8.00	8.00	100	2008	2008	3	40	2,688

LAND DESCRIPTION														
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
1	000115	C	SFR ACRES	100	0004		0.00	0.00	1.01	AC		1.00	1.00	1.00

REVIEW DATE	08/06/2021	BY	TWA	Total Acres:	1.01	Total Land Value:	30,300	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				244,984	
TOTAL MARKET OB/XF VALUE				12,171	
TOTAL LAND VALUE - MARKET				30,300	
TOTAL MARKET VALUE				287,455	
SOH/AGL Deduction				160,372	
ASSESSED VALUE				127,083	
TOTAL EXEMPTION VALUE		HX HB SX		100,000	
BASE TAXABLE VALUE				27,083	
TOTAL JUST VALUE				287,455	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				221,603	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602811	NEW CONSTR	90,440	04/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2580/1880	7/29/2022	WD	U	I	11
GRANTOR: TOMLINSON GEORGE W & GRANTEE: TOMLINSON KIMBERLY					SALE PRICE
0952/0771	10/04/2000	WD	Q	I	160,000
GRANTOR: HEWETT DAVE H & GLEND GRANTEE: TOMLINSON GEORGE W					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W15 FSP=[YR=1996] N9 W30 S9 E30\$ W30 N9 W27 S17 FGR=[YR=1996] S20 E20 N20 W20\$ E20 S20 E3 S2 E4 D2 R2 E4 U2 R2 E4 N2 FOP=[YR=1996] E17 N6 W17S6\$ N6 E17 S8 E4 D2 R2 E4 U2 R2 E4 N30\$.									

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV