



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

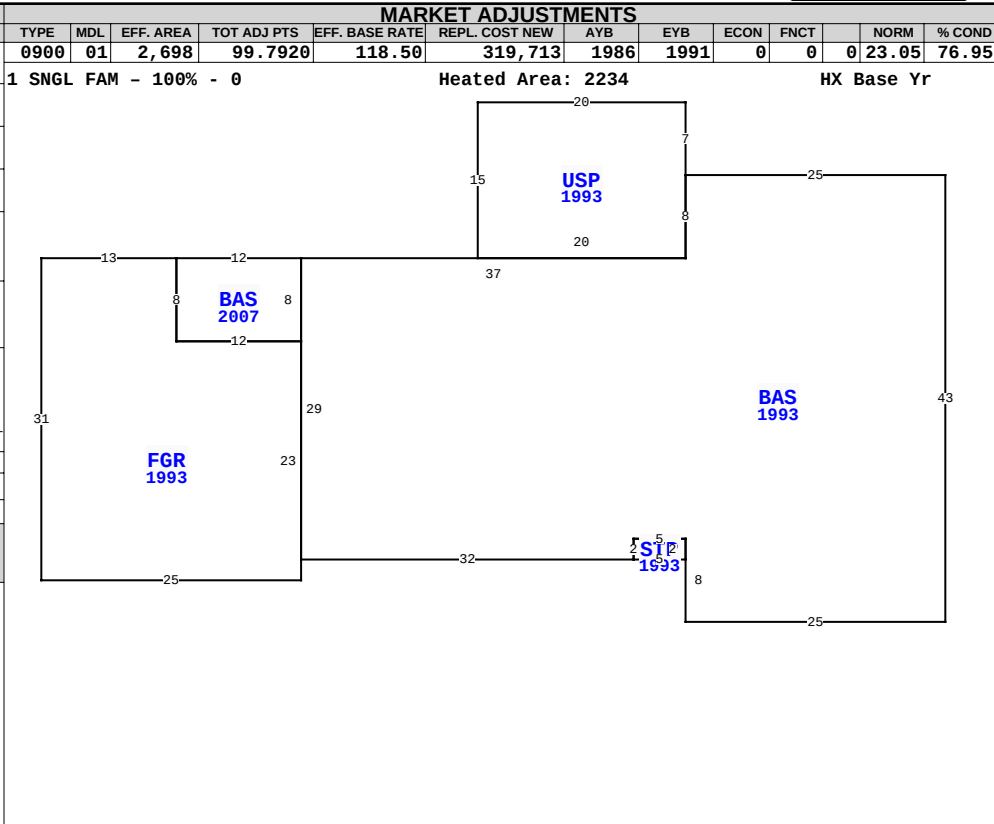
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,138	100	2,138	194,955
BAS	96	100	96	8,754
FGR	679	55	373	34,013
STP	10	10	1	92
USP	300	30	90	8,207

TOTALS	3,223		2,698	246,019
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0812	CONCRETE C	0 100	0	0	1,274.00	SF	4.00	
4	0511	GARAGE CB-	0 100	26	24	624.00	SF	40.00	
5	0812	CONCRETE C	0 100	0	0	2,293.00	SF	4.00	
7	0861	POOL GUNIT	0 100	15	28	420.00	SF	85.00	
8	0845	KOOL DECK	0 100	0	0	619.00	SF	7.25	
9	1242	WD DECK A	0 100	10	14	140.00	SF	10.00	
10	1242	WD DECK A	0 0	8	16	128.00	SF	10.00	
11	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	11.64



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF									
40,670									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
STANDARD									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE 269,820									
TOTAL MARKET OB/XF VALUE 40,670									
TOTAL LAND VALUE - MARKET 174,600									
TOTAL MARKET VALUE 485,090									
SOH/AGL Deduction 234,674									
ASSESSED VALUE 250,416									
TOTAL EXEMPTION VALUE HX HB 50,000									
BASE TAXABLE VALUE 200,416									
TOTAL JUST VALUE 485,090									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 374,684									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94776	SWIM POOL	13,018	02/01/1994
6805	XFOB	1,900	10/18/1990
3166	N/A	67,200	02/03/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0263/0126	4/01/1978	WD	U	V		17,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W25 USP=[YR=1993] N7 W20 S15 E20 N8\$ S8 W37									
BAS=[YR=2007] W12 FGR=[YR=1993] W13 S31 E25 N23 W12 N8 \$ S8									
E12 N8\$ S29 E32 STP=[YR=1993] E5 N2 W5 S2\$ N2 E5 S8 E25 N43\$									

MCGRAW JOHN W & VERA A
241861 CR 121
HILLIARD, FL 32046

2023

[illegible]