



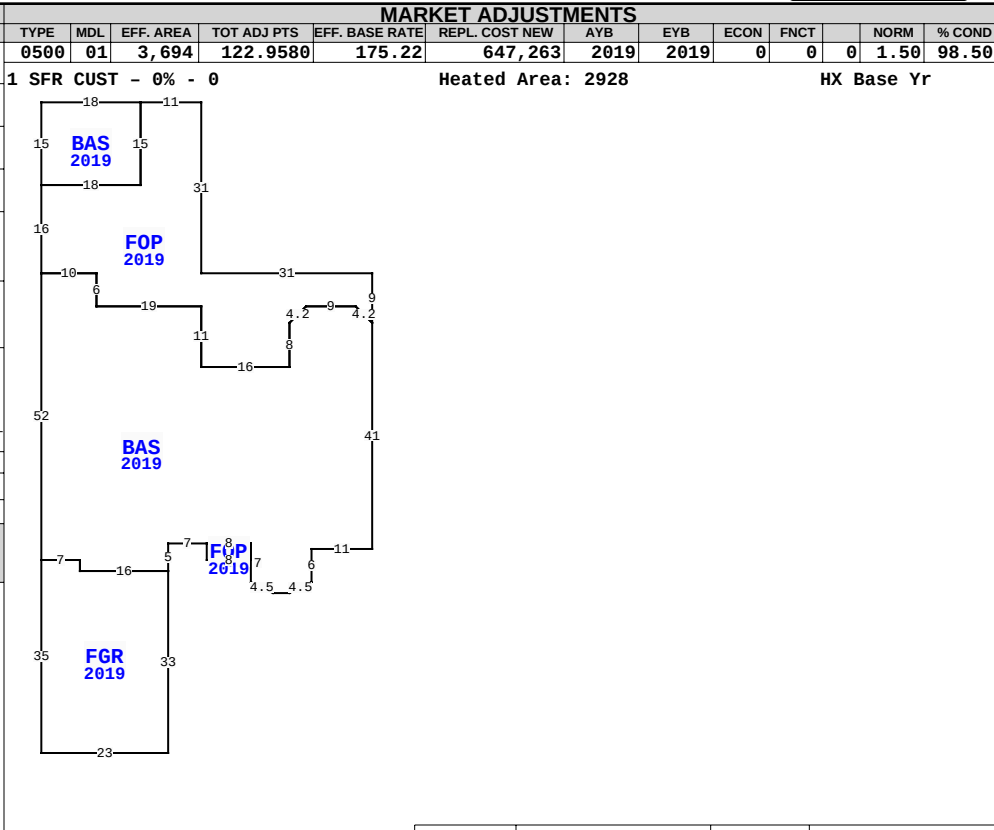
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	270	100	270	46,599
BAS	2,658	100	2,658	458,749
FGR	773	55	425	73,352
FOP	24	30	7	1,209
FOP	1,114	30	334	57,645
TOTALS	4,839		3,694	637,554

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	10,000.00
3	0855	CONC PAVER	0	0	0	0	1,746.00	SF	10.00
4	0911	SCRN RM A	0	0	31	28	868.00	SF	17.50
5	0861	POOL GUNIT	0	0	0	0	412.00	SF	102.00
6	0855	CONC PAVER	0	0	0	0	456.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		637,554	
TOTAL MARKET OB/XF VALUE		87,017	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		839,571	
SOH/AGL Deduction		182,587	
ASSESSED VALUE		656,984	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		656,984	
TOTAL JUST VALUE		839,571	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		705,855	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905989	CO ISSUED	0	12/13/2019
B1912425	SCRN ENCLSRE	0	12/04/2019
B1910845	SWIM POOL	71,200	10/15/2019
B1905989	NEW CONSTR	424,039	08/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2331/0324	12/20/2019	WD Q	I	01	
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: BROWNLEE AUDREY H &					
2085/1915	8/29/2016	WD U	V	11	100
GRANTOR: FF FLORIDA SOUTHERN H					
GRANTEE: FF FLORIDA RESIDENT					

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2019] W31 N31 W11 BAS=[YR=2019] W18 S15 E18 N15\$ S15 W18 S16 BAS=[YR=2019] S52 FGR=[YR=2019] S35 E23 N33 W16 N2 W7\$ E7 S2 E16 N5 E7 FOP=[YR=2019] S3 E8 N3 W8\$ E8 S7 D2 R4 E3 U2 R4 N6 E11 N41 U3 L3 W9 D3 L3 S8 W16 N11 W19 N6 W10\$ E10 S6 E19 S11 E16 N8 U3 R3 E9 D3 R3 N9\$.									