



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

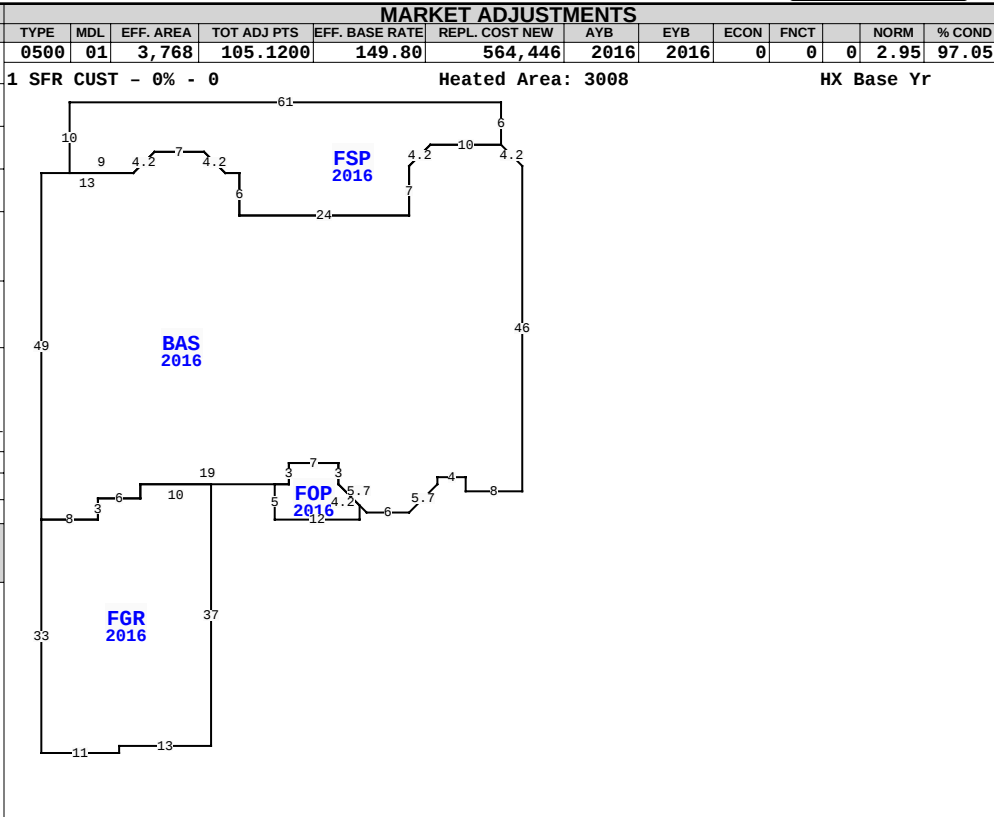
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,008	100	3,008	437,305
FGR	847	55	466	67,748
FOP	77	30	23	3,343
FSP	677	40	271	39,398

TOTALS	4,609	3,768	547,795
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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	0855	CONC PAVER	0	0	0	0	1,724.00	SF	10.00
3	0911	SCRN RM A	0	0	0	0	854.00	SF	17.50
4	0861	POOL GUNIT	0	0	0	0	432.00	SF	85.00
5	0855	CONC PAVER	0	0	0	0	422.00	SF	10.00
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
7	0462	ST/AL FNC	0	0	0	0	792.00	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

REVIEW DATE	10/27/2022	BY	DJ
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF														85,958
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	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

Total Acres:	0.00	Total Land Value:	115,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				547,795	
TOTAL MARKET OB/XF VALUE				85,958	
TOTAL LAND VALUE - MARKET				115,000	
TOTAL MARKET VALUE				748,753	
SOH/AGL Deduction				171,429	
ASSESSED VALUE				577,324	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				577,324	
TOTAL JUST VALUE				748,753	
NCON VALUE				65,805	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				555,381	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008657	SCRN ENCL	17,000	06/06/2022
22007870	SWIM POOL	145,600	05/20/2022
B1631707	CO ISSUED	0	06/27/2016
B1631707	NEW CONSTR	393,643	01/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2593/1805	5/05/2022	WD U	I	I	11
GRANTOR: HARRISON JOHN H & ANN					
GRANTEE: HARRISON JOHN LIVIN					
2405/1765	11/02/2020	WD Q	I	I	01
GRANTOR: KILPATRICK CARRIE ANN					
GRANTEE: HARRISON JOHN H & A					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2016] U3 L3 FSP=[YR=2016] N6 W61 S10 E9 R3 U3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10\$ W10 D3 L3 S7 W24 N6 W2 L3 U3 W7 D3 L3 W13 S49 FGR=[YR=2016] S33 E11 N1 E13 N37 W10 S2 W6 S3 W8\$ E8 N3 E6 N2 E19 FOP=[YR=2016] S5 E12 N2 L3 U3 N3 W7 S3 W2\$ E2 N3 E7 S3 D4 R4 E6 U4 R4 N1 E4 S2 E8 N46\$.									

OTHER ADJUSTMENTS AND NOTES													

Common:	115,000	PRINTED 08/02/2023 BY SYS
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