



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 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	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

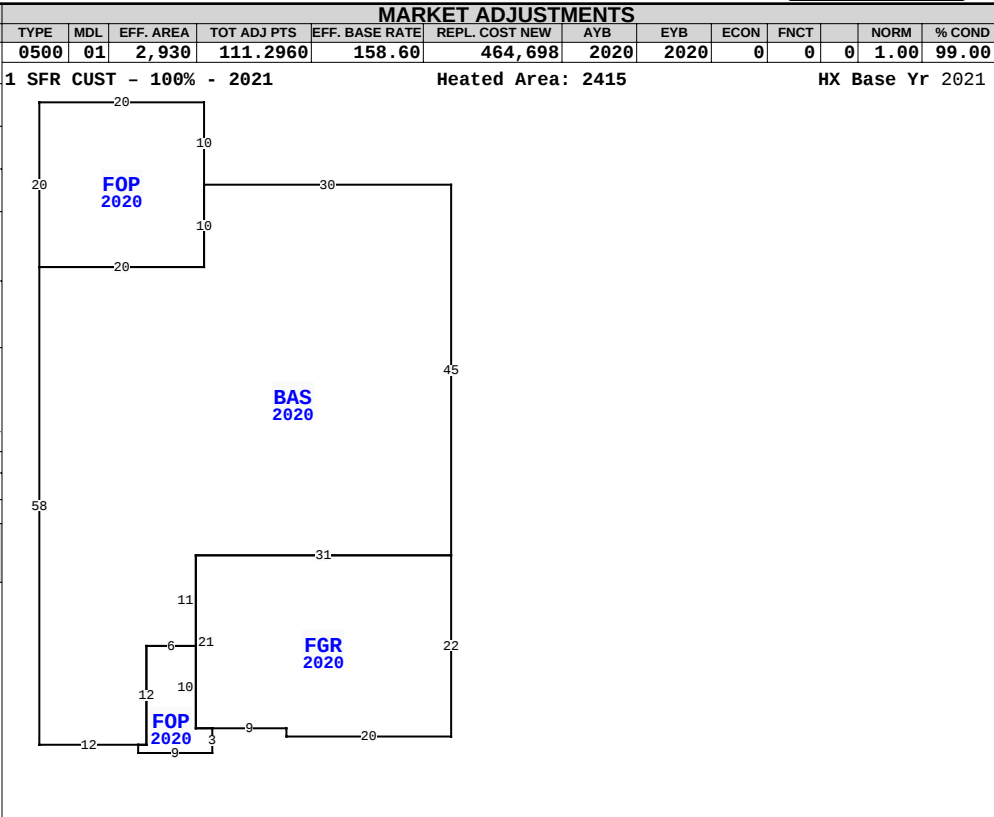
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,415	100	2,415	379,189
FGR	671	55	369	57,938
FOP	85	30	26	4,083
FOP	400	30	120	18,842

TOTALS	3,571		2,930	460,051
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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
2	0855	CONC PAVER	0	100	7	3		21.00	SF 10.00
3	0855	CONC PAVER	0	100	0	0		975.00	SF 10.00
4	0911	SCRN RM A	0	100	0	0		1,216.00	SF 17.50
5	0861	POOL GUNIT	0	100	0	0		488.00	SF 85.00
6	0855	CONC PAVER	0	100	0	0		528.00	SF 10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023
INC DATE		AG DATE	MLU

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	2020	2020	3	99	3,465	
10.00	100	2020	2020	3	99	208	
10.00	100	2020	2020	3	99	9,653	
17.50	100	2022	2022	3	100	21,280	
85.00	100	2022	2022	3	100	41,480	
10.00	100	2022	2022	3	100	5,280	

TOTAL OB/XF									
81,366									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		460,051	
TOTAL MARKET OB/XF VALUE		81,366	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		656,417	
SOH/AGL Deduction		177,345	
ASSESSED VALUE		479,072	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		429,072	
TOTAL JUST VALUE		656,417	
NCON VALUE		68,040	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		545,131	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2113331	SCRN ENCLSR	11,000	09/30/2021
B2108570	SWIM POOL	60,000	06/30/2021
C2004959	CO ISSUED	0	12/14/2020
B2004059	NEW CONSTR	339,718	05/13/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2631/1844	4/17/2023	WD Q	I	01	SALE PRICE
GRANTOR: DALY FAMILY IRREVOCAB					
GRANTEE: POPE JEFFRY & BETTE					
2421/0157	12/18/2020	WD Q	I	01	540,000
GRANTOR: FF FLORIDA RESIDENTIA					
GRANTEE: DALY FAMILY IRREVOC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W30 FOP=[YR=2020] N10 W20 S20 E20 N10\$ S10 W20 S58 E12 FOP=[YR=2020] S1 E9 N3 FGR=[YR=2020] E9 S1 E20 N22 W31 S21 E2\$ W2 N10 W6 S12 W1\$ E1 N12 E6 N11 E31 N45\$.									