



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 80
Interior Floor	14 CARPET 20
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

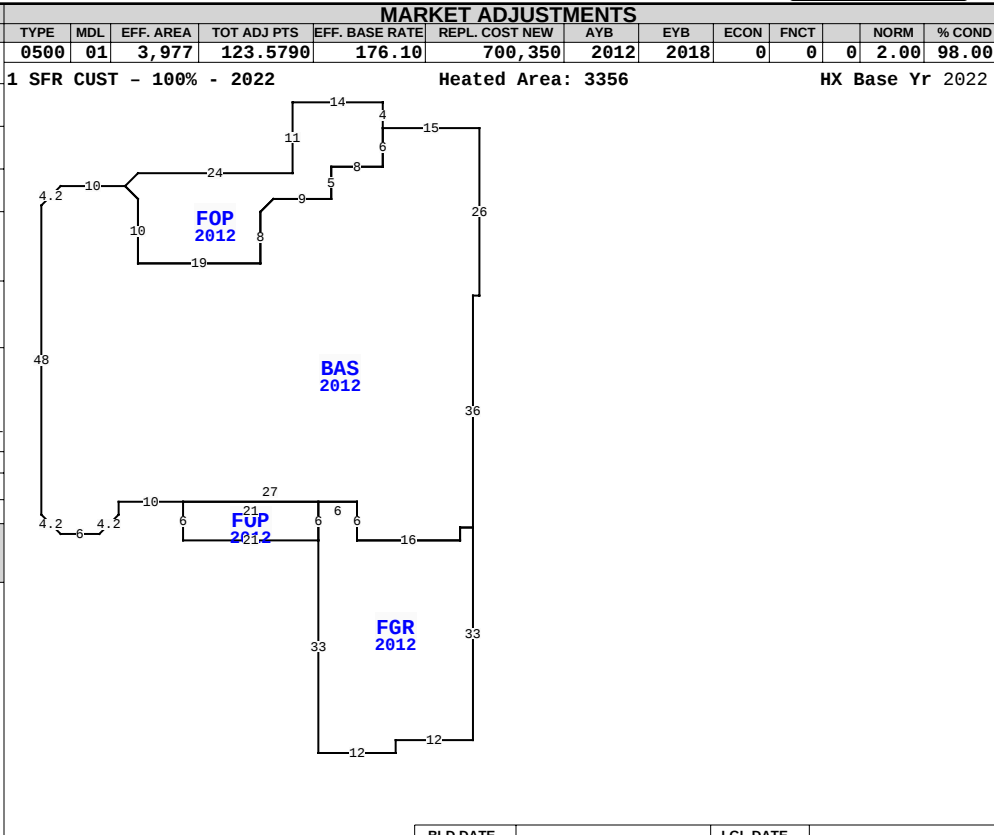
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,356	100	3,356	579,172
FGR	808	55	444	76,624
FOP	126	30	38	6,558
FOP	462	30	139	23,988

TOTALS	4,752	3,977	686,343
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	2,109.00	SF	4.00	4.00
2	0911	SCRN RM A	0 100	0	0	1,138.00	SF	17.50	17.50
3	0861	POOL GUNIT	0 100	0	0	448.00	SF	85.00	85.00
4	0855	CONC PAVER	0 100	0	0	690.00	SF	10.00	10.00
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
7	0462	ST/AL FNC	0 100	228	0	912.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
64,437									

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64,437									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
686,343									
TOTAL MARKET OB/XF VALUE									
64,437									
TOTAL LAND VALUE - MARKET									
115,000									
TOTAL MARKET VALUE									
865,780									
SOH/AGL Deduction									
86,126									
ASSESSED VALUE									
779,654									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
729,654									
TOTAL JUST VALUE									
865,780									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
756,946									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2007228	H/AC	2,300	08/01/2020
B1327260	HURSHUT	19,000	05/01/2013
B25780	CO ISSUED	0	08/14/2012
B26259	ADDITION	22,284	08/02/2012
B26063	REMODEL	7,650	05/01/2012
B25914	SWIM POOL	37,400	04/01/2012

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2442/1038	3/15/2021	WD	Q	I	01	917,000			
GRANTOR: JOHNSON SCOTT C & PAT									
GRANTEE: SCHROEDER GUY R & J									
1808/1812	8/17/2012	WD	Q	I	02	616,600			
GRANTOR: ICI JACKSONVILLE RESI									
GRANTEE: JOHNSON SCOTT C & P									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W15 FOP=[YR=2012] N4 W14 S11 W24 D2 L2 D2 R2 S10 E19 N8 U2 R2 E9 N5 E8 N6 \$ S6 W8 S5 W9 D2 L2 S8 W19 N10 U2 L2 W10 D3 L3 S48 D3 R3 E6 U3 R3 N2 E10 FOP=[YR=2012] S6 E21 FGR=[YR=2012] S33 E12 N2 E12 N33 W2 S2 W16 N6 W6 S6 \$ N6 W21 \$ E27 S6 E16 N2 E2 N36 E1 N26 \$.									