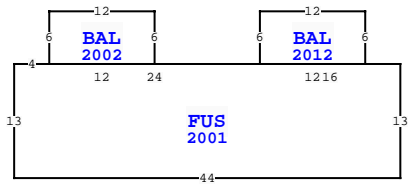
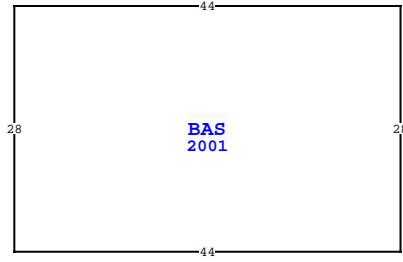


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	2 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	DUPLX	- 0%	- 0								



NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			207,739
TOTAL MARKET OB/XF VALUE			1,666
TOTAL LAND VALUE - MARKET			26,630
TOTAL MARKET VALUE			236,035
SOH/AGL Deduction			77,433
ASSESSED VALUE			158,602
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			158,602
TOTAL JUST VALUE			236,035
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,616

Quality	03	Quality Level 03		
DOR CODE	0800	MULTI-FAMILY		
MAP NUM		MKT AREA 07		
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	11	1,251
BAL	72	15	11	1,251
BAS	1,232	100	1,232	140,161
FUS	572	100	572	65,075
TOTALS	1,948		1,826	207,739

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	508.00	SF	4.00	4.00	100	2001	2001	3	82	1,666	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2271	NEW CONSTR	150,000	06/27/2000
1952	DEMOLITION	500	04/19/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0930/0494	4/28/2000	QC	U	V	06	35,000

GRANTOR: MOORE CECIL
 GRANTEE: HIGGINBOTHAM WAYNE
 0761/0492 5/29/1996 WD Q I 8,000
 GRANTOR: MERROW CURTIS E EST
 GRANTEE: MOORE CECIL

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] W44 S28 E44 N28 \$ PTR= E15 FUS=[YR=2001] E4 BAL=[YR=2002] N6 E12 S6 W12 \$ E24 BAL=[YR=2012] N6 E12 S6 W12 \$ E16 S13 W44 N13 \$ W15 \$.	

LAND DESCRIPTION												TOTAL OB/XF												
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006		70.00	105.00	70.08	FF		1.00	1.00	0.76	500.00	380.00	26,630							

REVIEW DATE		BY		TWA		Total Acres: 0.00		Total Land Value: 26,630		Market: 0		Agricultural: 0		Common: 26,630		PRINTED 08/02/2023 BY SYS	
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