



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4089.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100	2,022	247,604
FGR	438	55	241	29,512
FOP	38	30	11	1,347
FSP	207	40	83	10,164
TOTALS	2,705		2,357	288,626

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,357	103.6350	123.07	290,076	2020	2020	0	0	0.50	99.50
1 SNGL FAM - 0% - 2023 Heated Area: 2022 HX Base Yr											
BLD DATE	03/03/2023					NW	LGL DATE	05/17/2023			
XF DATE							LAND DATE				
INC DATE							AG DATE				

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	824.00	SF	5.20	5.20	100	2020

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2020	3	99	4,242	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0			0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		288,626	
TOTAL MARKET OB/XF VALUE		4,242	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		367,868	
SOH/AGL Deduction		0	
ASSESSED VALUE		367,868	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		367,868	
TOTAL JUST VALUE		367,868	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322,528	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2000405	CO ISSUED	0	06/04/2020
B2000405	NEW CONSTR	276,418	02/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2588/1111	8/25/2022	WD Q	I	I	01
GRANTOR: STORM CHRISTOPHER DAN					SALE PRICE 425,000
GRANTEE: CHADWICK BONNIE S &					
2367/0450	6/08/2020	SW Q	I	I	01
GRANTOR: D R HORTON INC-JACKSO					288,100
GRANTEE: STORM CHRISTOPHER D					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W16 FSP=[YR=2020] W23 S9 E23 N9 \$ S9 W23 S60 E3 S1 E6 N1 E3 FOP=[YR=2020] S1 E8 N1 FGR=[YR=2020] E19 N21 W6 N3 W6 S3 W8 S21 E1 \$W1 N5 W6 S5 W1 \$ E1 N5 E6 N16 E8 N3 E6 S3 E6 N48 \$.											