



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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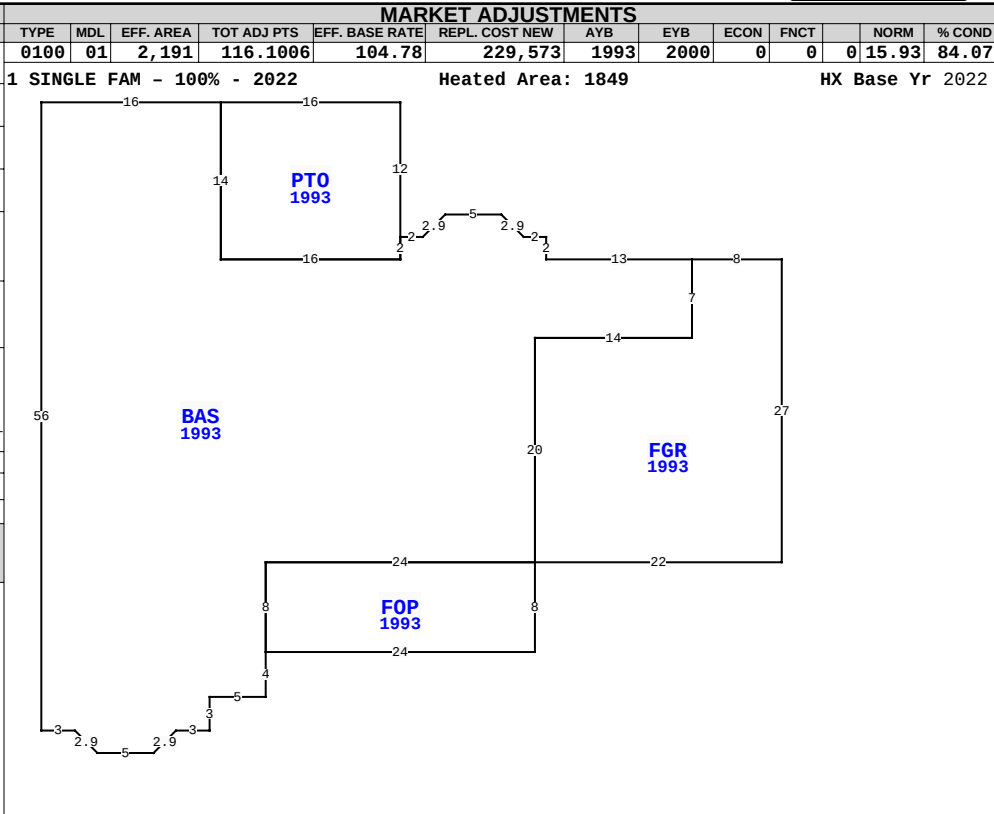
NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,849	100	1,849	162,876
FGR	496	55	273	24,048
FOP	192	30	58	5,109
PTO	224	5	11	969

TOTALS	2,761		2,191	193,002
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0812	CONCRETE C	0	100	0	0	
5	0681	POLE SHED	0	100	60	40	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	0006



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
41,995											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		193,002	
TOTAL MARKET OB/XF VALUE		41,995	
TOTAL LAND VALUE - MARKET		45,500	
TOTAL MARKET VALUE		280,497	
SOH/AGL Deduction		39,287	
ASSESSED VALUE		241,210	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		191,210	
TOTAL JUST VALUE		280,497	
NCON VALUE		36,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,914	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4375	XFOB	12,000	01/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2356/1468	4/22/2020	WD	U	I	40	165,000
GRANTOR: SWAFFORD JO ANN						
GRANTEE: HIGGINBOTHAM WAYNE						
0673/0835	1/07/1993	WD	Q	V		25,000
GRANTOR: COMBS TED & DIANNE						
GRANTEE: SWAFFORD C B & JO A						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W8 BAS=[YR=1993] W13 N2 W2 U2 L2 W5 D2 L2 W2 PTO=[YR=1993] N12 W16 S14 E16 N2\$ S2 W16 N14 W16 S56 E3 D2 R2 E5 U2 R2 E3 N3 E5 N4FOP=[YR=1993] E24 N8 W24 S8\$ N8 E24 N20 E14 N7\$ S7 W14 S20 E22 N27\$.											