



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,436	100	2,436	247,731
FGR	708	55	389	39,560
FOP	277	30	83	8,441
FOP	296	30	89	9,051
FST	60	55	33	3,356

TOTALS	3,777		3,030	308,138
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0370	CHICKEN HS	0	0	300	34	10,200.00	SF	0.40
2	0370	CHICKEN HS	0	0	500	34	17,000.00	SF	0.40
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0861	POOL GUNIT	0	100	0	0	527.00	SF	85.00
5	0845	KOOL DECK	0	100	0	0	1,592.00	SF	7.25
6	0811	CONCRETE B	0	100	0	0	591.00	SF	5.20
8	0681	POLE SHED	0	0	100	24	2,400.00	SF	15.00
9	1242	WD DECK A	0	0	10	5	50.00	SF	10.00
10	0937	WELL	0	0	0	0	1.00	UT	6,000.00
11	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00
2	005970	A	AGRI -POND	0			0.00	0.00	1.00
3	006000	A	PAST1/HAY	0			0.00	0.00	19.38
4	009910	M	MKT. VAL. AG	0			0.00	0.00	20.38
5	005000	C	RURAL HOME	0	0007		0.00	0.00	1.00
6	005000	C	RURAL HOME	0			0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,030	116.2742	138.08	418,382	1985	1985	0	0	0	26.35	73.65
1 SNGL FAM - 100% - 0												
Heated Area: 2436 HX Base Yr												
BLD DATE: 10/18/1990, XF DATE: 10/18/1990, INC DATE: 10/18/1990												
LGL DATE: 06/13/2023, LAND DATE: 06/13/2023, AG DATE: 06/13/2023												

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	0370	CHICKEN HS	0	0	300	34	10,200.00	SF	0.40	0.40	100	1982	1982	3	20	816	
2	0370	CHICKEN HS	0	0	500	34	17,000.00	SF	0.40	0.40	100	1982	1982	3	20	1,360	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
4	0861	POOL GUNIT	0	100	0	0	527.00	SF	85.00	85.00	100	1998	1998	3	23	10,303	
5	0845	KOOL DECK	0	100	0	0	1,592.00	SF	7.25	7.25	100	1998	1998	3	77	8,887	
6	0811	CONCRETE B	0	100	0	0	591.00	SF	5.20	5.20	100	1992	1992	3	66	2,028	
8	0681	POLE SHED	0	0	100	24	2,400.00	SF	15.00	15.00	100	1995	1995	3	24	8,640	
9	1242	WD DECK A	0	0	10	5	50.00	SF	10.00	10.00	100	2003	2003	3	22	110	
10	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
11	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	

TOTAL OB/XF												
46,244												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00
2	005970	A	AGRI -POND	0			0.00	0.00	1.00	AC		1.00
3	006000	A	PAST1/HAY	0			0.00	0.00	19.38	AC		1.00
4	009910	M	MKT. VAL. AG	0			0.00	0.00	20.38	AC		1.00
5	005000	C	RURAL HOME	0	0007		0.00	0.00	1.00	AC		1.00
6	005000	C	RURAL HOME	0			0.00	0.00	1.00	AC		1.00

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
PAGE 1 of 3												
STANDARD												
VALUATION BY												
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE 554,051												
TOTAL MARKET OB/XF VALUE 55,174												
TOTAL LAND VALUE - MARKET 405,320												
TOTAL MARKET VALUE 737,822												
SOH/AGL Deduction 282,616												
ASSESSED VALUE 455,206												
TOTAL EXEMPTION VALUE 50,000												
BASE TAXABLE VALUE 405,206												
TOTAL JUST VALUE 1,014,545												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 619,742												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P036398	NEW CONSTR	0	01/28/2003
3768	H/AC	3,000	05/10/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0610/0307	10/18/1990	WD	U	I	12	350,000	
GRANTOR: GROOMS MANLEY & S Y							
GRANTEE: GATLIN W R JR & L A							
0576/0190	8/03/1989	QC	U	V	08	100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W30 FOP=[YR=1993] W37 S8 FST=[YR=1993] W4 FGR=[YR=1993] W20 S32 E24 N17 W4 N15 \$ S15 E4 N15 \$ E37 N8 \$ S8 W37 S34 FOP=[YR=1993] S5 E47 N5 W16 N3 W14 S3 W17 \$ E17 N3 E14 S3 E16 N2 E20 N40\$.												

GATLIN W R JR & LINDA A
PO BOX 715
HILLIARD, FL 32046

34-3N-24-0000-0006-0000

[illegible]

GATLIN W R JR & LINDA A
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[illegible]