



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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
Occupancy	00	NONE 100

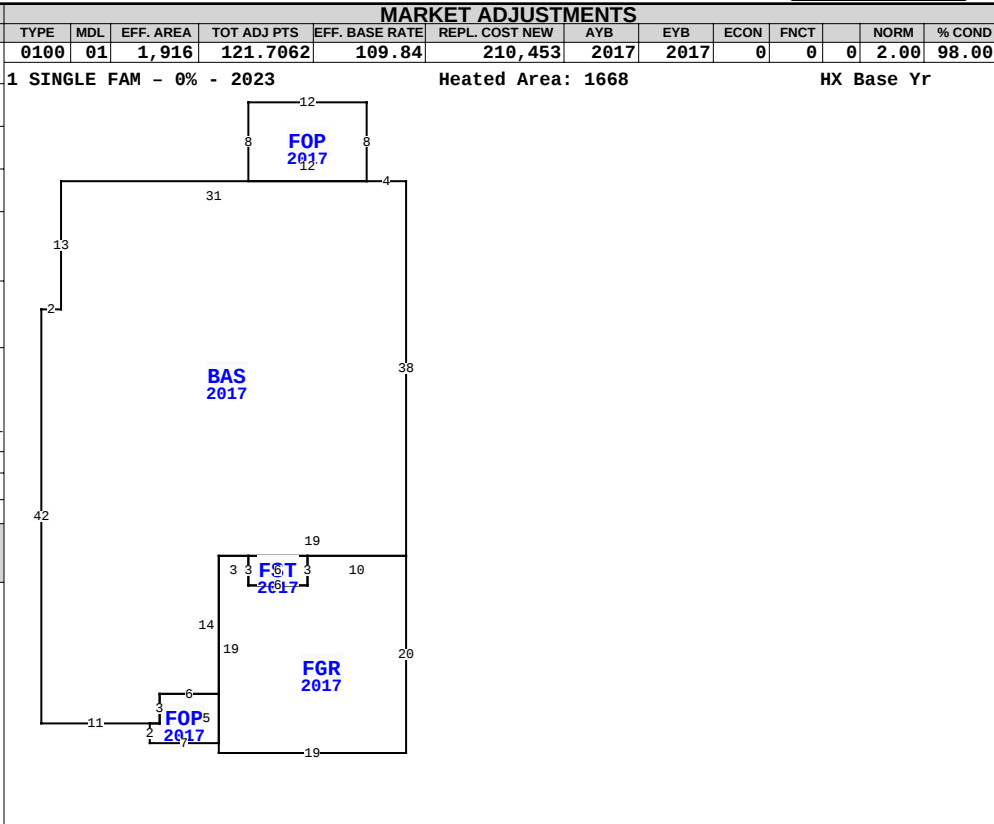
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,668	100	1,668	179,549
FGR	362	55	199	21,421
FOP	32	30	10	1,076
FOP	96	30	29	3,121
FST	18	55	10	1,076

TOTALS	2,176		1,916	206,244
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	504.00	SF	5.20	5.20



BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0811	CONCRETE B	0	0	0	504.00	SF	5.20	5.20	100	2017	2017	3	97	2,542	

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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										206,244									
TOTAL MARKET OB/XF VALUE										2,542									
TOTAL LAND VALUE - MARKET										50,000									
TOTAL MARKET VALUE										258,786									
SOH/AGL Deduction										0									
ASSESSED VALUE										258,786									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										258,786									
TOTAL JUST VALUE										258,786									
NCON VALUE										0									
INCOME VALUE										0									
PREVIOUS YEAR MKT VALUE										223,413									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008944	CO ISSUED	0	10/11/2017
17004316	NEW CONSTR	209,674	05/16/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2608/0069	12/09/2022	WD	Q	I	01	315,000	
GRANTOR: STEWART GREGORY L & N							
GRANTEE: PROGRESS JACKSONVIL							
2151/1522	10/12/2017	WD	Q	I	01	205,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: STEWART GREGORY L &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W4 FOP=[YR=2017] N8 W12 S8 E12\$ W31 S13 W2 S42 E11 FOP=[YR=2017] S2 E7FGR=[YR=2017] S1 E19 N20 W10 FST=[YR=2017] W6 S3 E6 N3\$ S3 W6 N3 W3 S19\$ N5 W6 S3 W1\$ E1 N3 E6 N14 E19 N38\$.									