



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

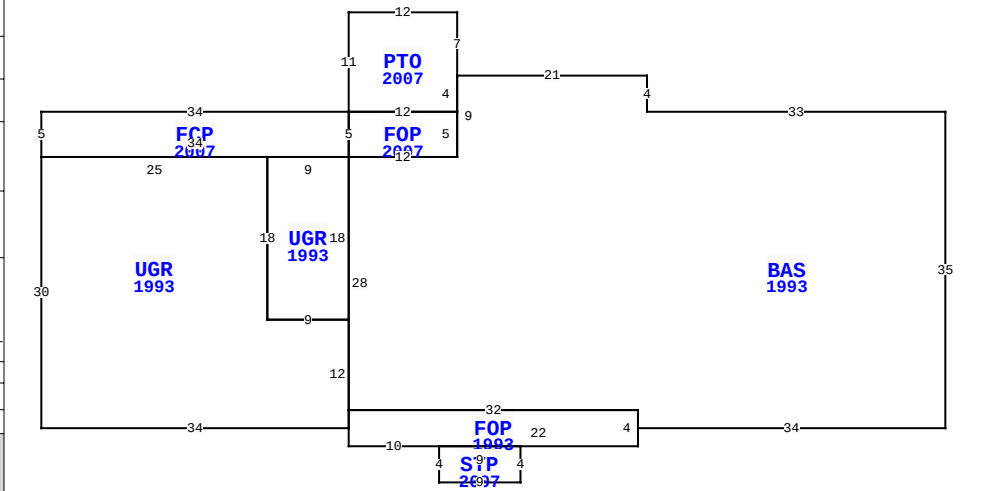
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,270	100	2,270	167,735
FCP	170	25	42	3,104
FOP	128	30	38	2,808
FOP	60	30	18	1,330
PTO	132	5	7	518
STP	36	10	4	295
UGR	162	45	73	5,394
UGR	858	45	386	28,523
TOTALS	3,816		2,838	209,705

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	7,565.00	SF	4.00
3	0940	SHEDS/PORT	0	100	12	28	336.00	SF	20.10
4	0940	SHEDS/PORT	0	100	16	20	320.00	SF	20.10
5	0820	WOOD WALK	0	100	14	14	196.00	SF	11.75
6	0820	WOOD WALK	0	100	6	15	90.00	SF	11.75
7	0825	BRICK	0	100	0	0	91.00	SF	12.50
8	0825	BRICK	0	100	0	0	30.00	SF	12.50
9	0940	SHEDS/PORT	0	100	11	21	231.00	SF	20.10
10	0681	POLE SHED	0	100	9	21	189.00	SF	15.00

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		OR	0.00	0.00	2.00
2	006000	A	PAST1/HAY	0			0.00	0.00	6.00
3	005902	A	HARDWOOD SI	0			0.00	0.00	15.50
4	005970	A	AGRI-POND	0			0.00	0.00	1.50
5	009910	M	MKT. VAL. AG	0			0.00	0.00	23.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,838	118.6560	107.09	303,921	1972	1980	0	0	0	31.00	69.00
1 SINGLE FAM - 100% - 1973 Heated Area: 2270 HX Base Yr 1973												



BLD DATE	07/02/2008	JW	LGL DATE	
XF DATE	07/02/2008	JW	LAND DATE	05/19/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF 29,312												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND
1	005000	C	RURAL HOME	100		OR	0.00	0.00	2.00	AC		1.00
2	006000	A	PAST1/HAY	0			0.00	0.00	6.00	AC		1.00
3	005902	A	HARDWOOD SI	0			0.00	0.00	15.50	AC		1.00
4	005970	A	AGRI-POND	0			0.00	0.00	1.50	AC		1.00
5	009910	M	MKT. VAL. AG	0			0.00	0.00	23.00	AC		1.00

TOTAL OB/XF 29,312												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND
1	005000	C	RURAL HOME	100		OR	0.00	0.00	2.00	AC		1.00
2	006000	A	PAST1/HAY	0			0.00	0.00	6.00	AC		1.00
3	005902	A	HARDWOOD SI	0			0.00	0.00	15.50	AC		1.00
4	005970	A	AGRI-POND	0			0.00	0.00	1.50	AC		1.00
5	009910	M	MKT. VAL. AG	0			0.00	0.00	23.00	AC		1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	209,705		
TOTAL MARKET OB/XF VALUE	30,716		
TOTAL LAND VALUE - MARKET	392,000		
TOTAL MARKET VALUE	315,878		
SOH/AGL Deduction	148,269		
ASSESSED VALUE	167,609		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	112,609		
TOTAL JUST VALUE	632,421		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	257,290		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2209/1183	7/10/2018	LE U	I	11	
GRANTOR: FLOWERS PATRICIA A					
GRANTEE: FLOWERS TERESA					
0081/0059	1/01/1968	TA U	V		16,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W33 N4 W21 PTO=[YR=2007] N7 W12 S11 FCP=[YR=2007] W34 S5 UGR=[YR=1993] S30 E34 FOP=[YR=1993] S2 E10 STP=[YR=2007] S4 E9 N4 W9\$ E22 N4 W32 S2\$ N12 UGR=[YR=1993] N18 W9 S18 E9\$ W9 N18 W25\$ E34 N5\$ FOP=[YR=2007] S5 E12 N5 W12\$ E12 N4\$ S9 W12 S28 E32 S2 E34 N35\$.									

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				6					
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY										6
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																												BUILDING MARKET VALUE										209,705	
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