





BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

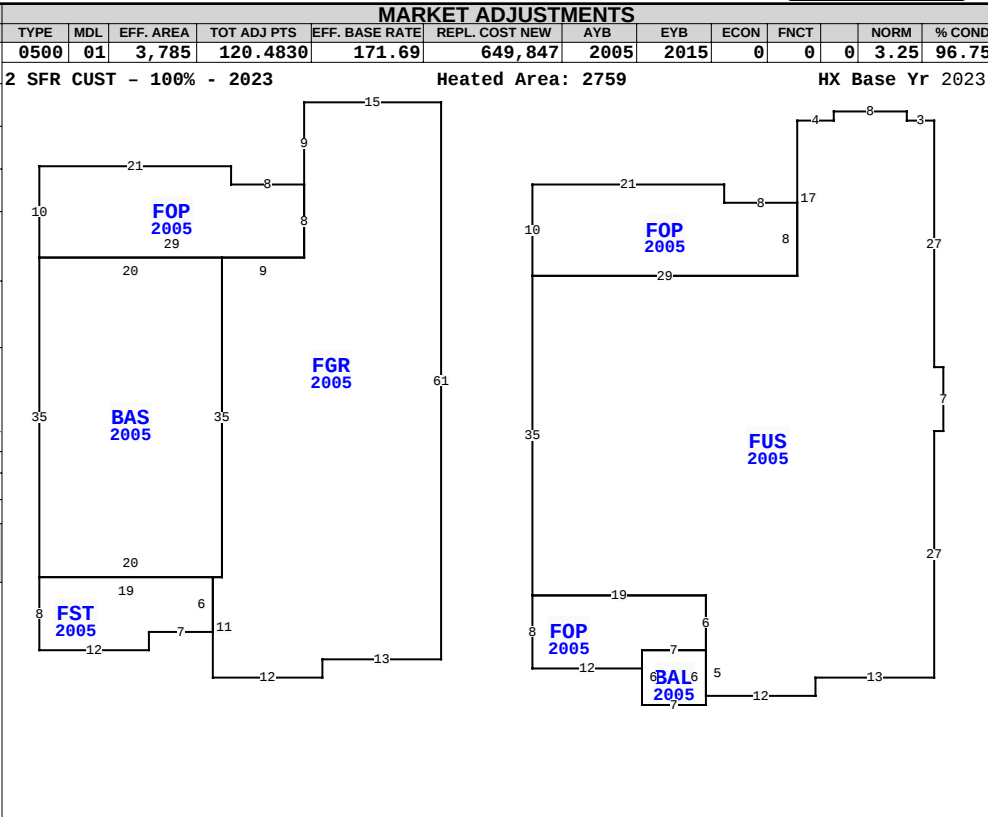
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	42	15	6	997
BAS	700	100	700	116,277
FGR	1,344	55	739	122,755
FOP	138	30	41	6,810
FOP	274	30	82	13,621
FOP	274	30	82	13,621
FST	138	55	76	12,624
FUS	2,059	100	2,059	342,021

TOTALS	4,969		3,785	628,727
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
12	0350	CARPORT WD	0 100	24	12	288.00	SF	13.00	
13	0323	BOAT LFT H	2 100	0	0	2.00	UT	2,500.00	
14	0920	CWALL-WD/M	2 100	0	0	85.00	LF	390.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS



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

TOTAL OB/XF									
40,921									

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		668,313	
TOTAL MARKET OB/XF VALUE		112,176	
TOTAL LAND VALUE - MARKET		286,200	
TOTAL MARKET VALUE		1,066,689	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,066,689	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		1,016,689	
TOTAL JUST VALUE		1,066,689	
NCON VALUE		33,150	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		810,968	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/1239	3/11/2022	WD	Q	I	01	1,382,500
GRANTOR: NELSON JOSHUA & DANA						
GRANTEE: BOOKER RANDALL S SR						
2360/1156	5/11/2020	WD	Q	I	01	805,000
GRANTOR: CONOVER DOUGLAS B JR						
GRANTEE: NELSON JOSHUA & DAN						

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2005] W1S9FOP=[YR=2005] W8N2W21									
S10E29N8S\$S8W9BAS=[YR=2005] W20S35 FST=[YR=2005]									
S8E12N2E7N6W19\$E20N35\$ S35W1S1E12N2E13N61\$ PTR=E10S9									
FOP=[YR=2005] S10FUS=[YR=2005] S35FOP=[YR=2005]									
S8E12N2E7N6W19\$E19S6BAL=[YR=2005] W7									
S6E7N6\$S5E12N2E13N27E1N7W1N27 W3N1W8S1W4S17W29\$E29N8W8N2W21\$ N9W10\$.									