



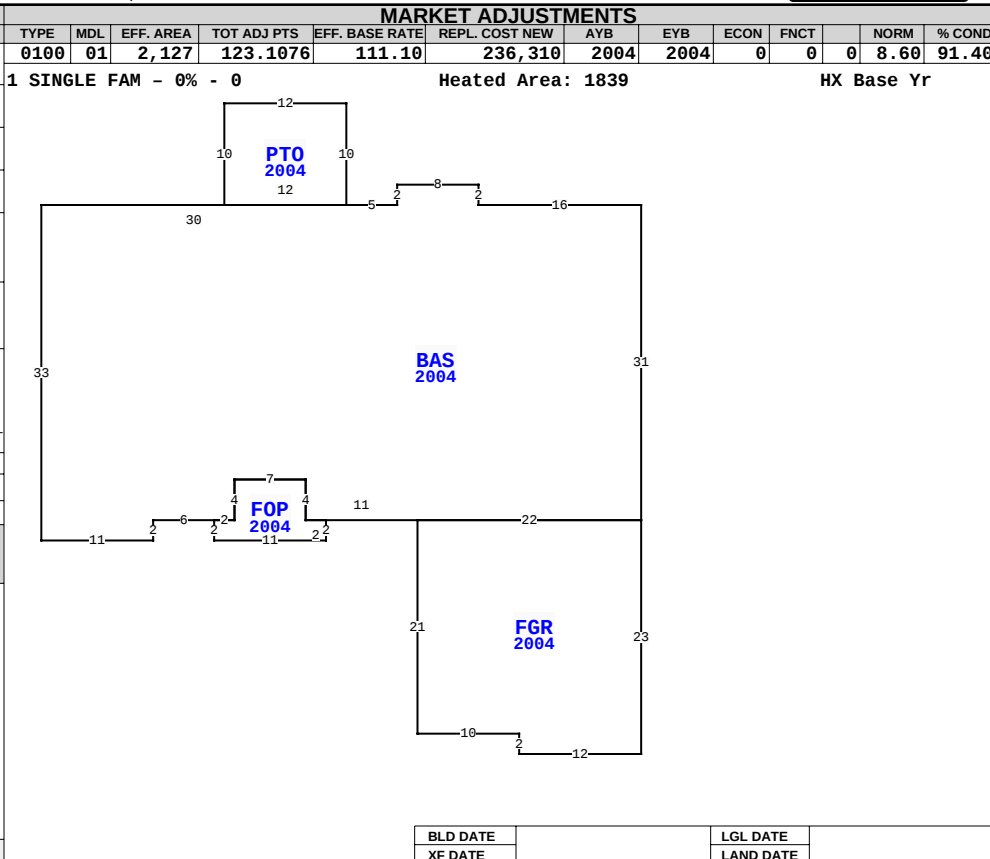
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	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	4039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	1,839	186,742
FGR	486	55	267	27,113
FOP	50	30	15	1,524
PTO	120	5	6	610
TOTALS	2,495		2,127	215,987

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,123.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	0	20	12	240.00	SF	21.30	21.30	
3	0940	SHEDS/PORT	0	0	20	8	160.00	SF	21.30	21.30	
4	0855	CONC PAVER	0	0	0	0	690.00	SF	10.00	10.00	
5	0476	VF 6 SBPL	0	0	0	0	338.00	LF	32.00	32.00	
6	0470	VNYL GATE	0	0	0	0	4.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	OR	0.00	0.00	1.00	LT	



TOTAL OB/XF											
20,457											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	215,987		
TOTAL MARKET OB/XF VALUE	20,457		
TOTAL LAND VALUE - MARKET	80,000		
TOTAL MARKET VALUE	316,444		
SOH/AGL Deduction	45,175		
ASSESSED VALUE	271,269		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	271,269		
TOTAL JUST VALUE	316,444		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	246,608		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412477	NEW CONSTR	139,516	03/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2456/1629	4/21/2021	WD	Q	I	01
GRANTOR: MELLROY SHANNON D					
GRANTEE: O'CONNOR ROBERT					
1651/0879	12/03/2009	WD	Q	I	01
GRANTOR: OLK GERALD F & NANCY					
GRANTEE: MELLROY SHANNON D					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W16 N2 W8 S2 W5 PTO=[YR=2004] N10 W12 S10 E12\$ W30 S33 E11 N2 E6 FOP=[YR=2004] S2 E11 N2 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E11 FGR=[YR=2004] S21 E10 S2 E12 N23 W22\$ E22 N31\$.											