



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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	13	LVT/LAMNT 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	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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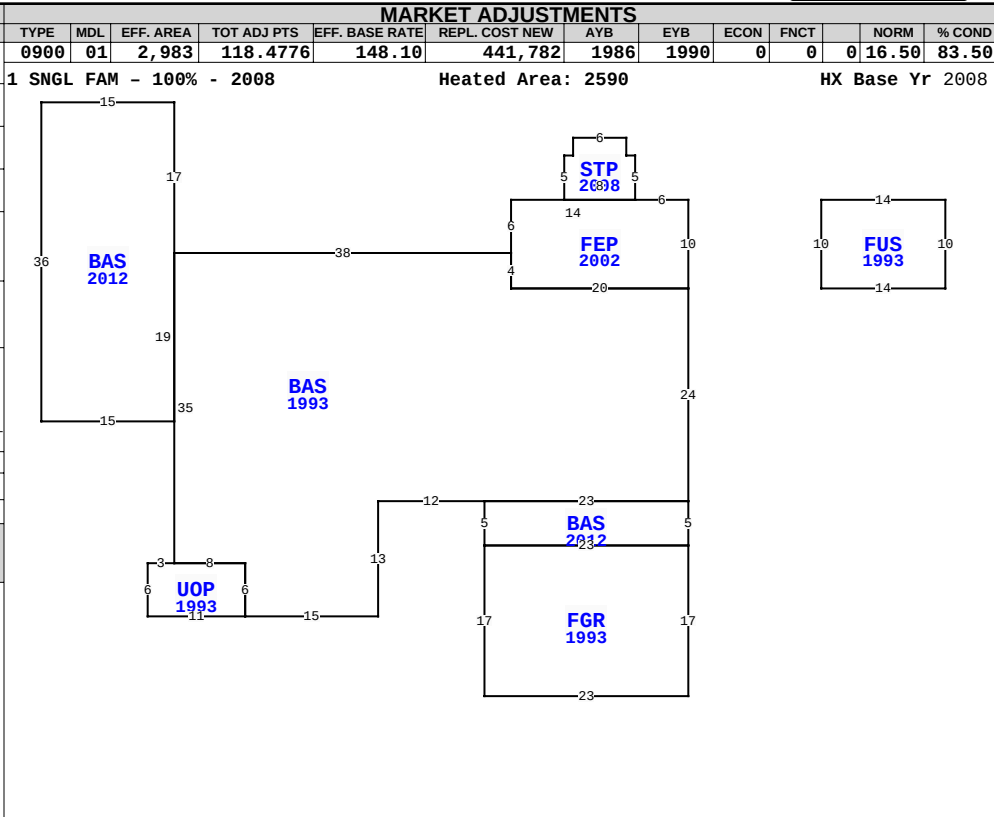
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	1,795	221,976
BAS	115	100	115	14,222
BAS	540	100	540	66,778
FEP	200	80	160	19,786
FGR	391	55	215	26,588
FUS	140	100	140	17,313
STP	52	10	5	619
UOP	66	20	13	1,607

TOTALS	3,299		2,983	368,888
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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	0811	CONCRETE B	0	100	51	16	816.00	SF	5.20
3	0811	CONCRETE B	0	100	34	3	102.00	SF	5.20
4	0858	SCULP CONC	0	100	0	0	582.00	SF	13.00
5	1242	WD DECK A	0	100	0	0	141.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	08/22/2019	BY	DJA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
2	0811	CONCRETE B	0	100	51	16	816.00	SF	5.20	5.20	100	1986	1986	3	49.5	2,100	
3	0811	CONCRETE B	0	100	34	3	102.00	SF	5.20	5.20	100	1986	1986	3	49.5	263	
4	0858	SCULP CONC	0	100	0	0	582.00	SF	13.00	13.00	100	1995	1995	3	91	6,885	
5	1242	WD DECK A	0	100	0	0	141.00	SF	10.00	10.00	100	2012	2012	3	55	776	

TOTAL OB/XF										12,124							
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
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000

Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0	Common:	250,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1							
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VALUATION SUMMARY										STANDARD							
VALUATION BY										Tax Group: 8							
BUILDING MARKET VALUE										368,888							
TOTAL MARKET OB/XF VALUE										12,124							
TOTAL LAND VALUE - MARKET										250,000							
TOTAL MARKET VALUE										631,012							
SOH/AGL Deduction										320,670							
ASSESSED VALUE										310,342							
TOTAL EXEMPTION VALUE										50,000							
BASE TAXABLE VALUE										260,342							
TOTAL JUST VALUE										631,012							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										544,913							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01757	GAS	0	06/01/2012
M17329	H/AC	0	06/01/2012
B0108994	ADDITION	24,980	11/01/2001
B0108884	XFOB	5,000	10/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2707/1569	4/24/2024	LE	U	I	11	100	
GRANTOR:WESLEY NORMAN & MARIL							
GRANTEE:HAYES JEREMY THOMAS							
1433/0659	7/31/2006	WD	Q	I		389,500	
GRANTOR:HARLAND JOHN R & SUZA							
GRANTEE:WESLEY NORMAN & MAR							

BUILDING NOTES									
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BUILDING DIMENSIONS
FEP=[YR=2002] W6 STP=[YR=2008] N5 W1 N2 W6 S2 W1 S5 E8\$ W14 S6 BAS=[YR=1993] W38 BAS=[YR=2012] N17 W15 S36 E15 N19\$ S35 UOP=[YR=1993] W3 S6 E11 N6 W8 \$E8 S6 E15 N13 E12 BAS=[YR=2012] S5 FGR=[YR=1993] S17E23 N17 W23 \$ E23 N5 W23\$ E23 N24 W20 N4 \$S4 E20 N10 \$ PTR= E15 FUS=[YR=1993] E14 S10 W14 N10 \$ W15 \$.