

BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	10 ABOVE AVG 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 60			
Interior Floor	11 CLAY TILE 40			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	04 REIN CONC 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 02			
NEIGHBORHOOD/LOC	2008.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	1,416	197,052
BAS	240	100	240	33,399
FGR	524	55	288	40,078
FOP	36	30	11	1,531
TOTALS	2,216		1,955	272,060

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,955	128.7034	160.88	314,520	1989	1995	0	0	13.50	86.50

1 SNGL FAM - 100% - 2023 Heated Area: 1656 HX Base Yr 2023

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			272,060
TOTAL MARKET OB/XF VALUE			3,104
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			425,164
SOH/AGL Deduction			35,657
ASSESSED VALUE			389,507
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			339,507
TOTAL JUST VALUE			425,164
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			378,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108458	XFOB	3,500	06/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/1752	8/09/2022	WD	U	I	11	100
GRANTOR: DOTSON JERRY R & KARE						
GRANTEE: DOTSON CASEY ALLEN						
0762/1928	6/13/1996	WD	U	I	06	100
GRANTOR: DOTSON KAREN L F/K/A						
GRANTEE: DOTSON JERRY R & KA						

EXTRA FEATURES																
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	100	0	764.00	SF	5.20	5.20	100	1989	1989	3	57	2,264	
2	0940	SHEDS/PORT	0	100	0	140.00	SF	30.00	30.00	100	1998	1998	3	20	840	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/03/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS											
BAS=[YR=1993] W16 BAS=[YR=2013] W20 S12 E20 N12 \$ S12 W20 N12 W20 S19 FGR=[YR=1993] S25 E20 N6 FOP=[YR=1993] E6 N6 W6 S6 \$ N21 W12 S2 W8 \$ E8 N2 E12 S15 E6 S4 E2 S2 E14 N2 E14 N36 \$ .											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							