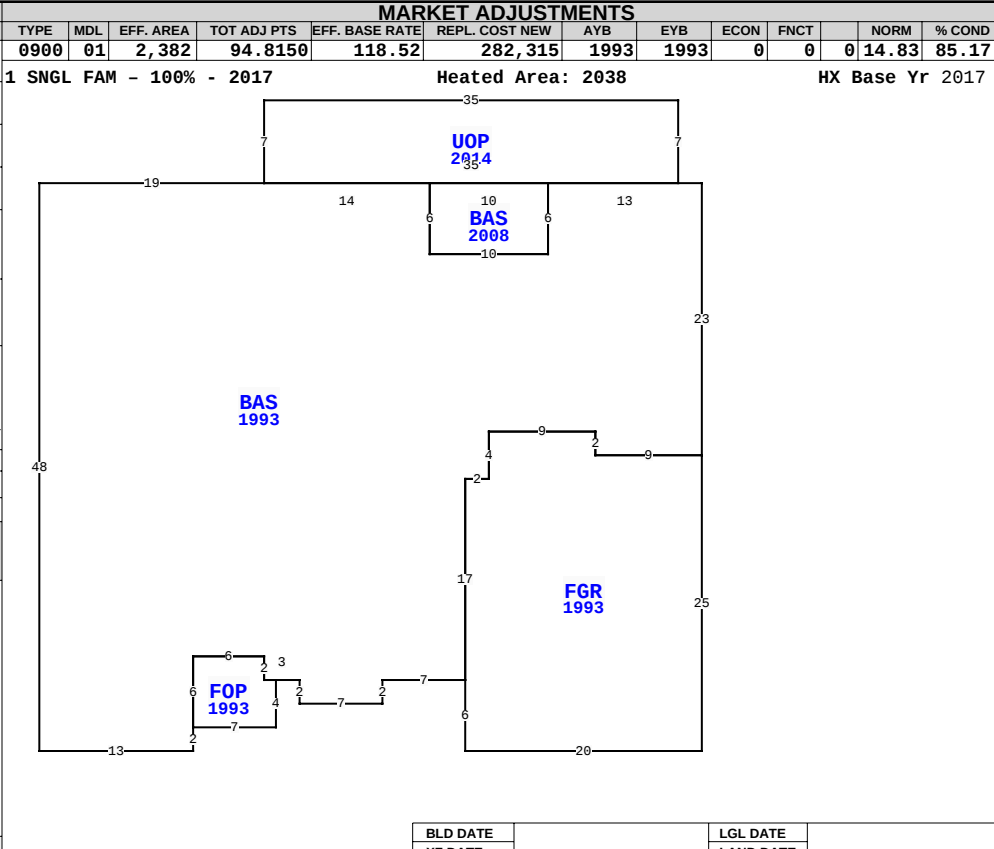




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,978	100	1,978	199,667
BAS	60	100	60	6,056
FGR	514	55	283	28,567
FOP	40	30	12	1,211
UOP	245	20	49	4,946
TOTALS	2,837		2,382	240,448



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		240,448	
TOTAL MARKET OB/XF VALUE		49,471	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		639,919	
SOH/AGL Deduction		315,392	
ASSESSED VALUE		324,527	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		274,527	
TOTAL JUST VALUE		639,919	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		631,384	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429370	SCRNRM	23,595	09/01/2014
B1429153	SWIM POOL	30,000	08/01/2014
8744	NEW CONSTR	74,265	03/11/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2680/953	11/20/2023	WD	U	I	11
GRANTOR: DUVALL VIRGINIA					
GRANTEE: DUVALL VIRGINIA L T					
2026/0220	1/28/2016	WD	Q	I	01
GRANTOR: MOORE KATHY L & RAYMO					
GRANTEE: DUVALL VIRGINIA					

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
UOP=[YR=2014] W35 S7 BAS=[YR=1993] W19 S48 E13 N2	
FOP=[YR=1993] E7 N4 W1 N2 W6 S6\$ N6 E6 S2 E3S2 E7 N2 E7	
FGR=[YR=1993] S6 E20 N25W9 N2 W9 S4 W2 S17\$ N17 E2 N4 E9 S2	
E9 N23 W13 BAS=[YR=2008] W10 S6 E10 N6\$ S6 W10 N6 W14\$ E35	
N7\$.	

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	0810	CONCRETE A	0	100	0	0		199.00	SF 6.50	6.50	100	1993	1993	3	66	854
2	0812	CONCRETE C	0	100	0	0		1,130.00	SF 4.00	4.00	100	1993	1993	3	66	2,983
3	0810	CONCRETE A	0	100	18	12		216.00	SF 6.50	6.50	100	1994	1994	3	68	955
4	0861	POOL GUNIT	0	100	0	0		403.00	SF 85.00	85.00	100	2014	2014	3	75	25,691
5	0911	SCRN RM A	0	100	0	0		804.00	SF 17.50	17.50	100	2014	2014	3	65	9,146
6	0462	ST/AL FNC	0	100	0	0		930.00	SF 10.00	10.00	100	2014	2014	3	75	6,975
7	0855	CONC PAVER	0	100	0	0		401.00	SF 7.00	7.00	100	2014	2014	3	95	2,667
8	0855	CONC PAVER	0	100	5	3		15.00	SF 7.00	7.00	100	2014	2014	3	95	100
9	0855	CONC PAVER	0	100	5	3		15.00	SF 7.00	7.00	100	2014	2014	3	95	100

LAND DESCRIPTION				TOTAL OB/XF										49,471										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0003	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							
REVIEW DATE: 05/10/2023 BY: WDA File: 000																								