



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	340	15	51	8,949
BAS	825	100	825	144,773
DCK	144	10	14	2,456
FOP	45	30	14	2,456
FUS	825	100	825	144,773
STR	44	10	4	702

TOTALS	2,223		1,733	304,112
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0825	BRICK	0 100	0	0	1,280.00	SF	12.50	
2	0801	ASPHALT A	0 100	19	19	361.00	SF	3.00	
3	0825	BRICK	0 100	0	0	529.00	SF	12.50	
4	0810	CONCRETE A	0 100	0	0	146.00	SF	6.50	
5	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	
6	0416	DUNEWALKS	0 100	252	4	1,008.00	SF	30.00	
7	0462	ST/AL FNC	0 100	116	4	464.00	SF	10.00	
8	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	100		R-2	50.00	250.00	50.00

REVIEW DATE	03/29/2023	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
0500	01	1,733	121.5500	182.32	315,961	1957	2015	0	0	0	96.25

1 SFR CUST - 100% - 2023

Heated Area: 1650

HX Base Yr 2023

The floor plan diagram illustrates the layout of a property with several distinct areas, each labeled with a code and year. The areas and their dimensions are as follows:

- BAS 1993**: A large central rectangular area with dimensions 25 (left), 25 (right), 10 (bottom), and 13 (top-left).
- BAL 2013**: A rectangular area at the top right with dimensions 20 (top), 16 (right), and 12 (left).
- DCK 2013**: A small rectangular area at the top left with dimensions 12 (top), 12 (left), and 12 (right).
- FOP 2013**: A trapezoidal area at the bottom left with dimensions 6.4 (left), 6.4 (right), 13 (top), and 13 (bottom).
- STR 2013**: A small rectangular area on the left side with dimensions 4 (left), 4 (right), and 11 (top).
- FUS 1993**: A large rectangular area at the bottom right with dimensions 25 (right), 33 (bottom), and 14 (left).

Additional dimensions and connections include a 20-unit top edge for the BAS area, a 13-unit top edge for the FUS area, and a 25-unit bottom edge for the BAS area. A 16-unit vertical line connects the BAL area to the FUS area. A 4-unit horizontal line connects the STR area to the FUS area. A 11-unit vertical line connects the STR area to the BAS area. A 13-unit horizontal line connects the BAS area to the FUS area. A 20-unit horizontal line connects the BAS area to the BAL area. A 12-unit vertical line connects the BAS area to the DCK area. A 12-unit horizontal line connects the DCK area to the BAS area. A 10-unit horizontal line connects the BAS area to the FOP area. A 6.4-unit horizontal line connects the FOP area to the BAS area. A 6.4-unit horizontal line connects the FOP area to the FUS area. A 14-unit vertical line connects the FUS area to the FOP area. A 33-unit horizontal line connects the FUS area to the FOP area. A 25-unit vertical line connects the FUS area to the BAS area. 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TOTAL OB/XF									
49,210									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0825	BRICK	0 100	0	0	1,280.00	SF	12.50	
2	0801	ASPHALT A	0 100	19	19	361.00	SF	3.00	
3	0825	BRICK	0 100	0	0	529.00	SF	12.50	
4	0810	CONCRETE A	0 100	0	0	146.00	SF	6.50	
5	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	
6	0416	DUNEWALKS	0 100	252	4	1,008.00	SF	30.00	
7	0462	ST/AL FNC	0 100	116	4	464.00	SF	10.00	
8	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	

TOTAL OB/XF									
49,210									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	SFR OCN FT	100		R-2	50.00	250.00	50.00

REVIEW DATE	03/29/2023	BY	TWA
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					304,112				
TOTAL MARKET OB/XF VALUE					49,210				
TOTAL LAND VALUE - MARKET					990,000				
TOTAL MARKET VALUE					1,343,322				
SOH/AGL Deduction					64,752				
ASSESSED VALUE					1,278,570				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					1,228,570				
TOTAL JUST VALUE					1,343,322				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,241,330				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122106	FRNT DOOR	16,000	10/12/2012
20121748	REWIRE	5,000	08/27/2012
20121733	HRBDSIDE	6,500	08/22/2012
20121628	HVAC	5,400	08/09/2012
20121534	UG SVC	3,000	07/30/2012
20121521	REPIPE	5,235	07/27/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2548/0201	3/18/2022	WD	Q	I	02	1,600,000	
GRANTOR: SELL JERRIE C TRUSTEE							
GRANTEE: MCLAUGHLIN DVID & K							
1778/1674	2/15/2012	WD	U	I	12	500,000	
GRANTOR: FIRST COAST COMMUNITY							
GRANTEE: SELL JERRIE C TRUST							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W20 DCK=[YR=2013] N12 W12 S12 E12\$ W13 S25 E10 FOP=[YR=2013] D5 L4 W5 U5 L4 E13\$ E23 N25\$ PTR= E20 BAL=[YR=2013] E5 N12 E20 S16 FUS=[YR=1993] E13 S25 W33 N14 STR=[YR=2013] W4 N11 E4 S11\$ N11 E20 \$ W25 N4\$ W20 \$.									