



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 Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

--	--	--

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

NEIGHBORHOOD/LOC	1058.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,531	100	1,531	143,690
DCK	36	10	4	376
FOP	112	30	34	3,191

TOTALS	1,679		1,569	147,257
--------	-------	--	-------	---------

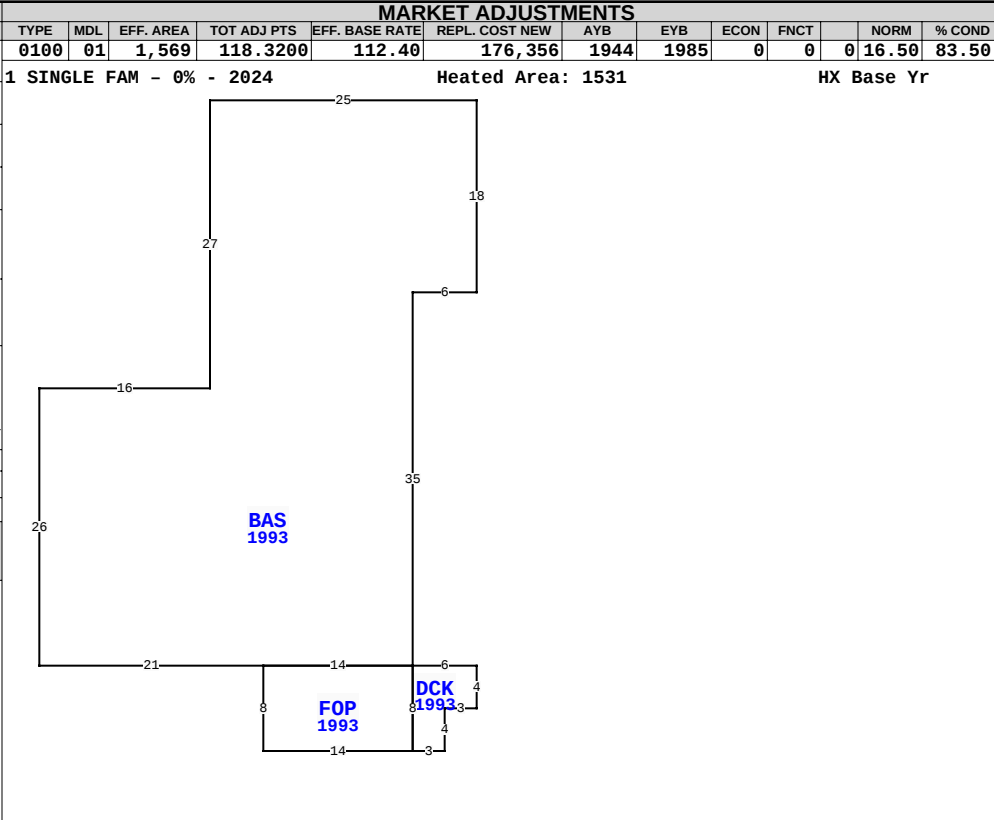
EXTRA FEATURES		
----------------	--	--

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	1242	WD DECK A	0	0	12	3	36.00	SF	10.00	10.00	100	1981	1981	3	20	72	
2	1242	WD DECK A	0	0	0	0	365.00	SF	16.00	16.00	100	1981	1981	3	20	1,168	
3	0811	CONCRETE B	0	0	0	0	432.00	SF	5.20	5.20	100	1981	1981	3	35	786	
4	1076	TRELLIS A	0	0	14	5	70.00	SF	7.50	7.50	100	1985	1985	3	20	105	
5	0462	ST/AL FNC	0	0	0	0	375.00	SF	10.00	10.00	100	2010	2010	3	60	2,250	
6	0811	CONCRETE B	0	0	0	0	580.00	SF	5.20	5.20	100	2010	2010	3	91	2,745	

LAND DESCRIPTION		
------------------	--	--

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	0		R-2	55.00	110.00	55.00	FF		1.00	1.00	0.95	7,000.00	6,650.00	365,750							

REVIEW DATE	03/31/2020	BY	DJA
-------------	------------	----	-----



BLD DATE		LGL DATE	03/20/2024	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	1242	WD DECK A	0	0	12	3	36.00	SF	10.00	10.00	100	1981	1981	3	20	72	
2	1242	WD DECK A	0	0	0	0	365.00	SF	16.00	16.00	100	1981	1981	3	20	1,168	
3	0811	CONCRETE B	0	0	0	0	432.00	SF	5.20	5.20	100	1981	1981	3	35	786	
4	1076	TRELLIS A	0	0	14	5	70.00	SF	7.50	7.50	100	1985	1985	3	20	105	
5	0462	ST/AL FNC	0	0	0	0	375.00	SF	10.00	10.00	100	2010	2010	3	60	2,250	
6	0811	CONCRETE B	0	0	0	0	580.00	SF	5.20	5.20	100	2010	2010	3	91	2,745	

LAND DESCRIPTION			TOTAL OB/XF	7,126
------------------	--	--	-------------	-------

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	0		R-2	55.00	110.00	55.00	FF		1.00	1.00	0.95	7,000.00	6,650.00	365,750							

REVIEW DATE	03/31/2020	BY	DJA	Total Acres: 0.00	Total Land Value: 365,750	Market: 0	Agricultural: 0	Common: 365,750	PRINTED 08/06/2024 BY SYS
-------------	------------	----	-----	-------------------	---------------------------	-----------	-----------------	-----------------	---------------------------

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
------------------------	--	--	--	--	--	--	--	--	--	-------------	---

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,257
TOTAL MARKET OB/XF VALUE		7,126
TOTAL LAND VALUE - MARKET		365,750
TOTAL MARKET VALUE		520,133
SOH/AGL Deduction		0
ASSESSED VALUE		520,133
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		520,133
TOTAL JUST VALUE		520,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200348	REMODEL	21,000	06/09/2020
20101123	REMODEL	2,000	07/09/2010
20101048	REPAIR/RRF	15,167	06/25/2010
20100691	ADDITION	15,000	04/27/2010
20100366	REPAIR/RRF	7,500	03/01/2010
20052898	ELEC OTHER	1,000	10/21/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2634/1447	4/28/2023	WD	Q	I	01	672,000
GRANTOR: DEADY ERIC						
GRANTEE: FERNANDREAMA LLC						
2448/0892	4/01/2021	WD	Q	I	01	523,000
GRANTOR: USHER KIP						
GRANTEE: DEADY ERIC						

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

--	--	--

BUILDING DIMENSIONS		
---------------------	--	--

BAS=[YR=1993] W25 S27 W16 S26 E21 FOP=[YR=1993] S8 E14
DCK=[YR=1993] E3 N4 E3 N4 W6 S8\$ N8 W14\$ E14 N35 E6 N18\$.