



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 90
Exterior Wall	15 CONC BLOCK 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 60
Interior Wall	06 CUST PANEL 40
Interior Floo	12 HARDWOOD 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	7 100
Bathrooms	6.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0800MULTI-FAMILY

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

NEIGHBORHOOD/LOC	1057.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,204	100	1,204	150,195
HXB	1,216	100	1,216	151,692
HXB	66	100	66	8,234
HXB	832	100	832	103,789
HXG	624	55	343	42,788
HXP	36	30	11	1,373
HXP	120	30	36	4,491
HXP	336	30	101	12,599
HXP	182	30	55	6,861

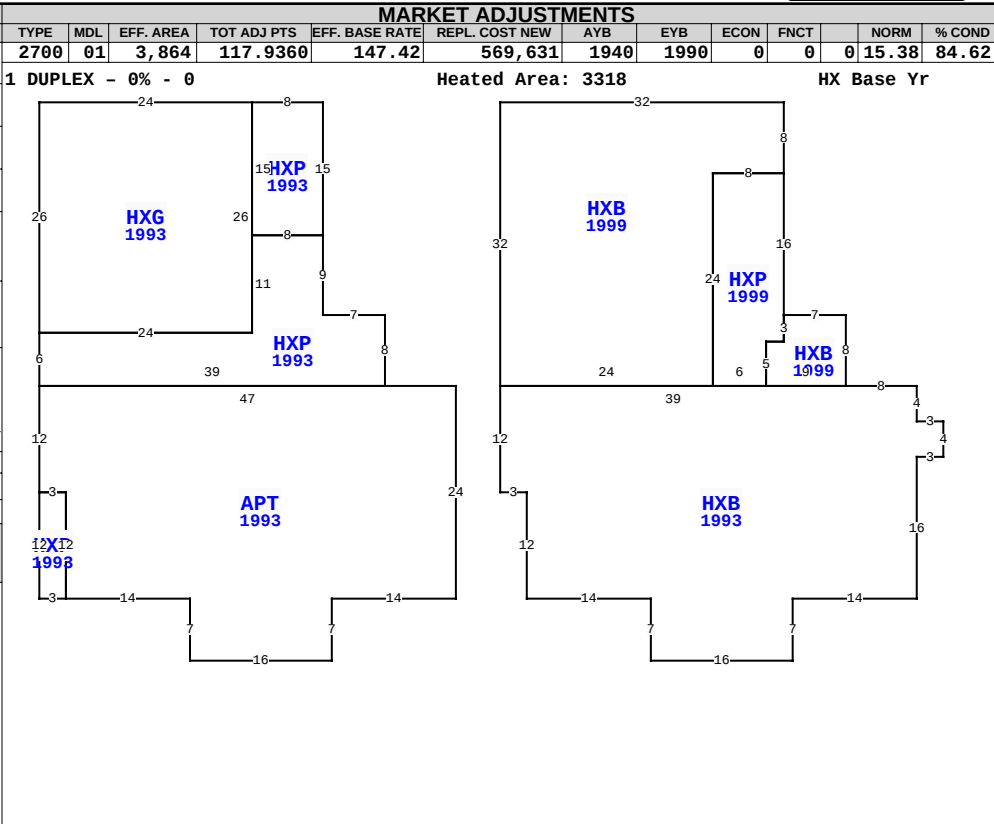
TOTALS	4,616	3,864	482,022
--------	-------	-------	---------

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	0810	CONCRETE A	0	0	0	0	1,960.00	SF	6.50	6.50	100	1980	1980	3	32.5	4,141	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	93	3,255	
3	0810	CONCRETE A	0	0	0	0	1,238.00	SF	6.50	6.50	100	1975	1975	3	26	2,092	
4	0810	CONCRETE A	0	0	7	14	98.00	SF	6.50	6.50	100	1940	1940	3	20	127	
5	0820	WOOD WALK	0	0	8	12	96.00	SF	11.75	11.75	100	1975	1975	3	40	451	
6	1241	WD DECK G	0	0	0	0	631.00	UT	15.53	15.53	100	1998	1998	3	26	2,547	
7	1076	TRELLIS A	0	0	0	0	388.00	SF	7.50	7.50	100	1996	1996	3	20	582	
8	1241	WD DECK G	0	0	0	0	572.00	UT	11.50	11.50	100	2000	2000	3	28	1,842	
9	0862	POOL VINYL	0	0	0	0	1.00	SF	50.00	50.00	100	2000	2000	3	25	13	
10	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0006	R-1	74.00	98.00	74.00	FF		1.00	1.00	0.85	6,400.00	5,440.00	402,560							



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

TOTAL OB/XF																	15,250
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	000800	C	MULTI-FAM	0	0006	R-1	74.00	98.00	74.00	FF		1.00	1.00	0.85	6,400.00	5,440.00	402,560

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		482,022
TOTAL MARKET OB/XF VALUE		17,981
TOTAL LAND VALUE - MARKET		402,560
TOTAL MARKET VALUE		902,563
SOH/AGL Deduction		124,954
ASSESSED VALUE		777,609
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		777,609
TOTAL JUST VALUE		902,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		857,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0623	POOL	100,000	12/22/2023
20051578	METAL ROOF	2,000	04/14/2005
20040724	VINYL PICKET FENC	1,000	04/13/2004
20010107	REPLACE ARBOR	1,000	01/25/2001
19970000	REMODEL	500	12/01/1997
19970000	H/AC	1,300	12/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1911/1246	3/28/2014	SW U	I	I	12	375,000

GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: BAXLEY PROPERTIES &						
1883/1648	10/07/2013	CT U	I	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: DEUTSCHE BANK NATIO						

BUILDING NOTES

BUILDING DIMENSIONS

HXP=[YR=1993] W8 HXG=[YR=1993] W24 S26 HXP=[YR=1993] S6
APT=[YR=1993] S12 HXP=[YR=1993] S12 E3 N12 W3 \$ E3 S12 E14
S7 E16 N7 E14 N24 W47 \$ E39 N8 W7 N9 W8 S11 W24 \$ E24 N26 \$
S15 E8 N15 \$ PTR= E20 HXB=[YR=1999] E32 S8 HXP=[YR=1999]
S16 HXB=[YR=1999] E7 S8 HXB=[YR=1993] E8 S4 E3 S4 W3 S16
W14 S7 W16 N7 W14N12 W3 N12 E39 \$ W9 N5 E2 N3 \$S3 W2 S5 W6
N24 E8 \$ W8 S24 W24 N32 \$ W20 \$.

BAXLEY PROPERTIES & INVESTMENT LLC
_ACCOUNTS PAYABLE, PO BOX 1159
WILLACOOCHEE, GA 31650

00-00-31-1520-0005-0060

[illegible]