

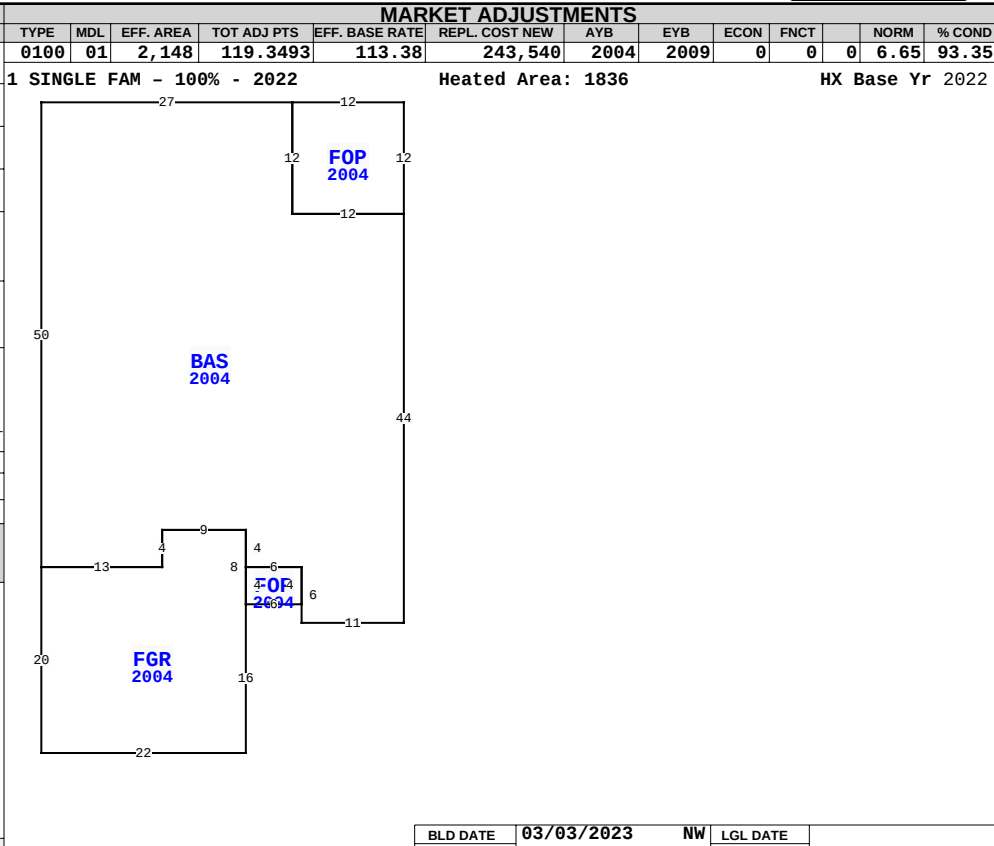


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	194,323
FGR	476	55	262	27,731
FOP	24	30	7	741
FOP	144	30	43	4,551
TOTALS	2,480		2,148	227,345

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	627.00	SF	5.20	



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

LAND DESCRIPTION										TOTAL OB/XF										5,819	
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	LA VA				
1	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00					
REVIEW DATE		05/27/2020		BY NWX		Total Acres: 0.00			Total Land Value: 65,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 1					
VALUATION SUMMARY										4					
VALUATION BY										STANDARD					
Tax Group: 4										Tax Dist:					
BUILDING MARKET VALUE										227,345					
TOTAL MARKET OB/XF VALUE										5,819					
TOTAL LAND VALUE - MARKET										65,000					
TOTAL MARKET VALUE										298,164					
SOH/AGL Deduction										32,604					
ASSESSED VALUE										265,560					
TOTAL EXEMPTION VALUE										50,000					
BASE TAXABLE VALUE										215,560					
TOTAL JUST VALUE										298,164					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										306,940					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003016	REPAIR/RRF	10,600	04/22/2020
B0412348	NEW CONSTR	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2369/0408	6/16/2020	WD	Q	I	01	229,000
GRANTOR: SPENCER HARPER & KAYA						
GRANTEE: BAUCKMAN CATHARINE						
2335/1261	1/20/2020	FJ	U	I	11	100
GRANTOR: WHITTEN PERRIE SALMON						
GRANTEE: SPENCER HARPER & KA						

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

BUILDING DIMENSIONS									
FOP=[YR=2004] W12 BAS=[YR=2004] W27 S50 FGR=[YR=2004] S20 E22 N16 FOP=[YR=2004] E6 N4 W6 S4 \$ N8 W9 S4 W13\$ E13 N4 E9 S4 E6 S6 E11 N44 W12 N12 \$ S12 E12 N12 \$.									