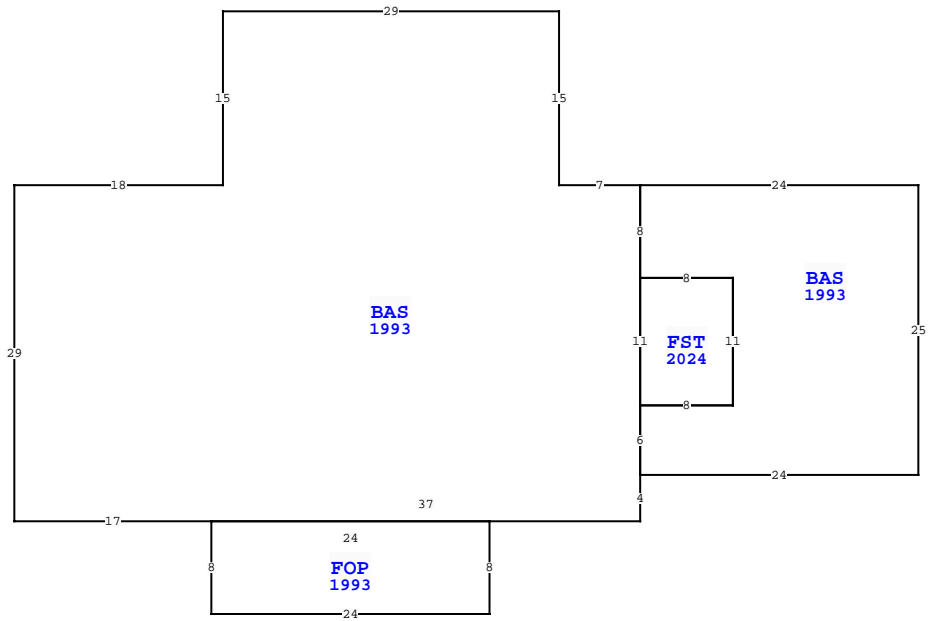




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	20	FACE BRICK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	05	DRYWALL	80	
Interior Wall	06	CUST PANEL	20	
Interior Floor	14	CARPET	70	
Interior Floor	11	CLAY TILE	30	
Air Condition	03	CENTRAL	100	
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	06	DIST 1D	100	
Occupancy	00	NONE	100	
Quality	02	Quality Level	02	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100	512	56,074
BAS	2,001	100	2,001	219,148
FOP	192	30	58	6,352
FST	88	55	48	5,257
TOTALS	2,793		2,619	286,832

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,619	105.8832	132.35	346,625	1986	2000	0	0	17.25	82.75
1 SNGL FAM - 100% - 2022 Heated Area: 2513 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			303,344
TOTAL MARKET OB/XF VALUE			3,917
TOTAL LAND VALUE - MARKET			110,770
TOTAL MARKET VALUE			418,031
SOH/AGL Deduction			12,794
ASSESSED VALUE			405,237
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			355,237
TOTAL JUST VALUE			418,031
NCON VALUE			22,048
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			372,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008897	RMODEL	51,000	07/12/2023
6280	ADDITION	14,400	02/12/1990
BP3182	NEW CONSTR	53,500	02/01/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0566	8/12/2021	WD Q	Q	I	01	420,000
GRANTOR: BOYD JOSEPH E & BRIDG						
GRANTEE: KIRK DANIEL W & STE						
0899/0646	9/10/1999	WD U	U	I	05	94,000
GRANTOR: JAX FEDERAL CREDIT UN						
GRANTEE: BOYD JOSEPH E & BRI						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/16/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=-24,0] W7 N15 W29 S15 W18 S29 E17 E37 N4 N6 N11 N8 \$	
BAS=[YR=1993;ORIG=0,0] W24 S8 E8 S11 W8 S6 E24 N25 \$	
POP=[YR=1993;ORIG=-61,29] S8 E24 N8 W24 \$	
FST=[YR=2024;ORIG=-24,8] E8 S11 W8 N11 \$	

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	0811	CONCRETE B	0	100	0	0			5.20	100	1986	1986	3	49.5	1,817	
2	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1986	1986	3	60	2,100	
TOTALS															3,917	

LAND DESCRIPTION										TOTAL OB/XF														
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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.83	AC		1.00	1.00	1.00	19,000.00	19,000.00	110,770							

