



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floor	14	CARPET 70
Interior Floor	09	PINE WOOD 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000IMPROVED AG	
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	1,854	29,023
FSP	60	40	24	376
FST	110	55	60	939
UCP	231	20	46	720
UOP	156	20	31	485
USP	60	30	18	282
USP	190	30	57	892
UST	203	45	91	1,425
UST	209	45	94	1,471
TOTALS	3,073		2,275	35,613

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0	0	0	0	400.00	SF	10.00	10.00	100	1980
2	0680	POLE SHED	0	0	0	0	400.00	SF	10.00	10.00	100	1980
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1971
4	0510	GARAGE WD-	0	0	0	0	336.00	SF	35.00	35.00	100	1986
5	0351	CARPORT MT	0	0	20	10	200.00	SF	10.00	10.00	100	1990
6	0350	CARPORT WD	0	0	14	24	336.00	SF	5.20	5.20	100	1986
7	0681	POLE SHED	0	0	22	22	484.00	SF	15.00	15.00	100	1986
8	0350	CARPORT WD	0	0	0	0	530.00	SF	13.00	13.00	100	1990

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
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	2.33	AC		1.00
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	13.79	AC		1.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	16.12	AC		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,275	82.3935	78.27	178,064	1971	1971	0	0	55	29.28	20.00
1 SINGLE FAM - 0% - 0												
Heated Area: 1854												
HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
07/27/2022 DCA												

TOTAL OB/XF												
8,623												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		35,613	
TOTAL MARKET OB/XF VALUE		8,623	
TOTAL LAND VALUE - MARKET		173,960	
TOTAL MARKET VALUE		95,631	
SOH/AGL Deduction		22,313	
ASSESSED VALUE		73,318	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		73,318	
TOTAL JUST VALUE		218,196	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		216,431	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E995529	CHNGE SRVC	250	01/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/0585	5/26/2022	LE U	I	I	11	100
GRANTOR: WHITE GRACIE						
GRANTEE: WHITE RALPH O & AMO						
1425/1423	7/05/2006	WD U	I	I	01	100
GRANTOR: WHITE AMOS						
GRANTEE: WHITE AMOS & GRACIE						

BUILDING NOTES												
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BUILDING DIMENSIONS												
UCP=[YR=2006] W21 S11 UOP=[YR=2006] W18 USP=[YR=2006] N6 W19 S10 UST=[YR=1993] S11 BAS=[YR=1993] S31 E18 FSP2006 = S4 E15 N4 USP=[YR=2006] N4 W15 S4 E15 \$ W15 \$ N4 E15 S4 E25 N35 UST=[YR=1993] N7 W29 S7 E29 \$ W29 FST=[YR=1993] N7 W10 S11 E10 N4 \$ S4 W29 \$ E19 N11 W19 \$ E19 N4 \$ S4 E39 N4 W21 \$ E21 N11 \$.												