

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1903COMMON BRK 100
GABLE/HIP 100

Roof Cover
Interior Wall

1204MODULAR MT 100
PLYWOOD 50

Interior Wall
Interior Floo

0514DRYWALL 50
CARPET 90

Interior Floo
Air Condition

08SHT VINYL 10
CENTRAL 100

Heating Type
Bedrooms
Bathrooms

04AIR DUCTED 100
2 100
1 100

Frame
Stories
Units

03MASONRY 100
1. 1. 100
0 100

BUD8 Adjustme
Occupancy

06DIST 1D 100
00NONE 100

Quality

03Quality Level 03

DOR CODE

5000IMPROVED AG

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,1521001,15294,241
BAS24210024219,797
FOP12830383,108
PTO8054327

TOTALS

1,6021,436117,474

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.0010019801980346.51,628

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1005000CRURAL HOME00005OR0.000.001.00AC1.001.001.0030,000.0030,000.0030,000

2005600ATIMBER 3 SI0OR0.000.0074.14AC1.001.001.00415.00415.0030,768

3005902AHARDWOOD SI0OR0.000.0023.00AC1.001.001.00190.00190.004,370

4005500ATIMBER 2 SI0OR0.000.0030.00AC1.001.001.00555.00555.0016,650

5009910MMKT.VAL.AG0OR0.000.00127.14AC1.001.001.005,000.005,000.00635,700

REVIEW DATE01/14/2021BYWWA

Total Acres: 128.14Total Land Value: 81,788Market: 635,700Agricultural: 51,788Common: 30,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

01011,436124.8000118.56170,2521978198100031.0069.00

1 SINGLE FAM - 0% - 0Heated Area: 1394HX Base Yr

BLD DATEXF DATEINC DATE

06/13/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE122,917

TOTAL MARKET OB/XF VALUE1,628

TOTAL LAND VALUE - MARKET665,700

TOTAL MARKET VALUE206,333

SOH/AGL Deduction9,093

ASSESSED VALUE197,240

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE197,240

TOTAL JUST VALUE790,245

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE785,265

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE

2286/16267/02/2019WDQI052,859,300

GRANTOR: REV INTER VIVOS TRUST

GRANTEE: CC FORD INVESTMENTS

2139/09167/12/2017SWUI11100

GRANTOR: ALLEN VIOLA

GRANTEE: REVOCABLE INTER VIV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 BAS=[YR=2003] N8 PTO=[YR=2003] E8 N10 W8 S10 \$ N10 W2 N2 W4 S2 W7 S18 E13 \$ W30 S24 E16 FOP=[YR=1993] S8 E16 N8 W16 \$ E32 N24\$.

[illegible]