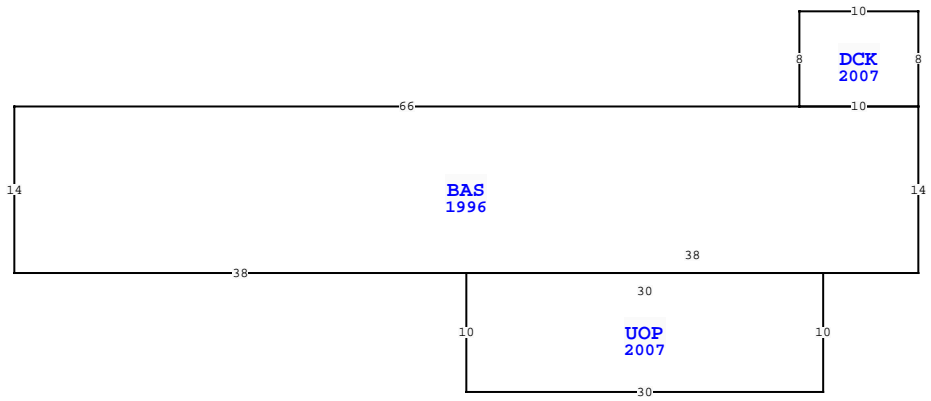


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,064	100	1,064
DCK	80	15	12
UOP	300	25	75
TOTALS	1,444		1,151

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,151	97.6000	68.32	78,636	1985	1988	0	0	70.00	30.00
1 M/H 93- - 100% - 1997 Heated Area: 1064 HX Base Yr 1997											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			61,645
TOTAL MARKET OB/XF VALUE			18,950
TOTAL LAND VALUE - MARKET			318,505
TOTAL MARKET VALUE			224,803
SOH/AGL Deduction			24,814
ASSESSED VALUE			199,989
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			149,989
TOTAL JUST VALUE			399,100
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/513	7/03/2024	LE U	I	11		100
GRANTOR: GAINNEY SHARON E						
GRANTEE: GAINNEY RAMOND MITCH						
2282/0166	6/12/2019	LE U	I	11		100
GRANTOR: GAINNEY SHARON E						
GRANTEE: GAINNEY RAYMOND M						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2024	DC

BUILDING NOTES	
DCK=[YR=2007] W10 S8 BAS=[YR=1996] W66 S14 E38 UOP=[YR=2007] S10 E30 N10 W30\$ E38 N14 W10\$ E10 N8\$.	

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	100	0	0	245.00	SF	6.50	6.50	100	1999	1999	3	77	1,226	
2	0510	GARAGE WD-	0	100	16	16	256.00	SF	17.50	17.50	100	1998	1998	3	26	1,165	
3	0680	POLE SHED	0	100	16	13	208.00	SF	10.00	10.00	100	2001	2001	3	29	603	
4	0681	POLE SHED	0	100	16	15	240.00	SF	15.00	15.00	100	2004	2004	3	36	1,296	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2003	2003	3	100	6,000	
TOTALS																	

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	005000	C	RURAL HOME	100		OR			6.31	AC		1.00	1.00	1.00	19,000.00	19,000.00	119,890							
3	009530	C	POND	100		OR	0.00	0.00	0.39	AC		1.00	1.00	1.00	2,500.00	2,500.00	975							
4	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	7.15	AC		1.00	1.00	1.00	415.00	415.00	2,967							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.61	AC		1.00	1.00	1.00	190.00	190.00	876							
6	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							

