



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

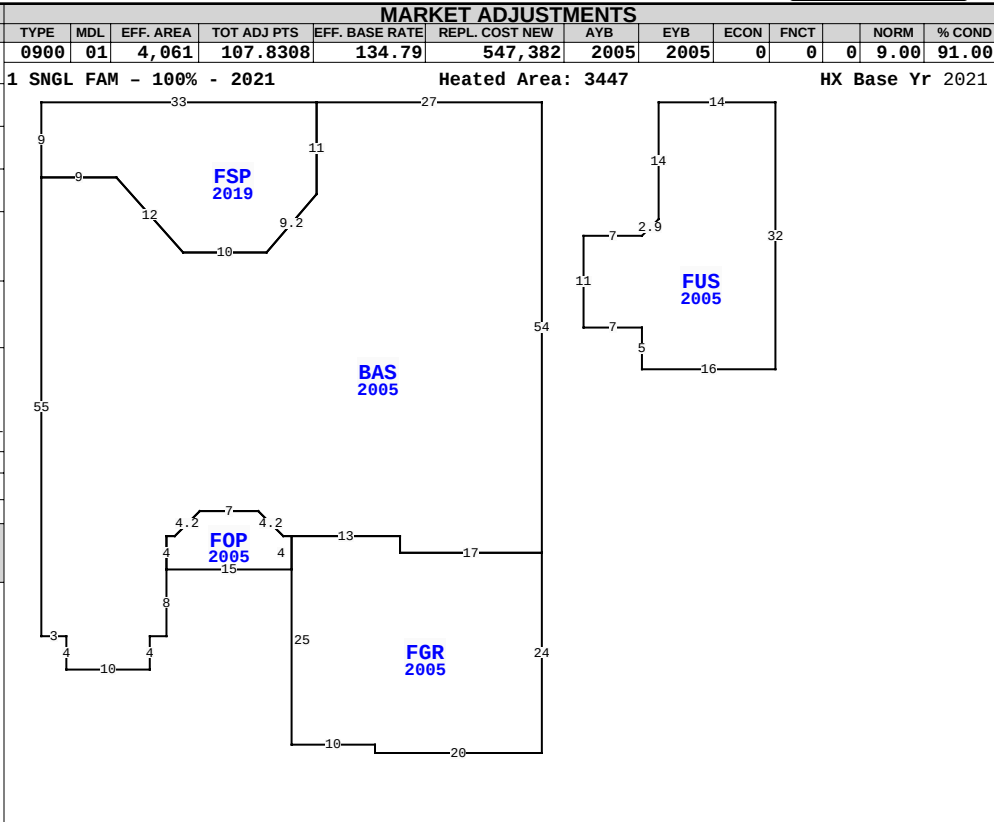
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,888	100	2,888	354,239
FGR	736	55	405	49,677
FOP	90	30	27	3,311
FSP	456	40	182	22,324
FUS	559	100	559	68,567

TOTALS	4,729		4,061	498,118
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,313.00	SF	4.00
3	0462	ST/AL FNC	0	100	216	4	864.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,313.00	SF	4.00	4.00	100	2005	2005	3	86	4,517	
3	0462	ST/AL FNC	0	100	216	4	864.00	SF	10.00	10.00	100	2018	2018	3	87	7,517	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION										TOTAL OB/XF						15,713			
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	LA VA		
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	1		
REVIEW DATE		09/24/2019		BY	TW		Total Acres: 0.00			Total Land Value: 127,500			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					498,118
TOTAL MARKET OB/XF VALUE					15,713
TOTAL LAND VALUE - MARKET					127,500
TOTAL MARKET VALUE					641,331
SOH/AGL Deduction					243,929
ASSESSED VALUE					397,402
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					347,402
TOTAL JUST VALUE					641,331
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					619,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13733	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2368/1067	6/15/2020	WD Q	I	I	01
GRANTOR: WALKER DAVID EDWARD &					SALE PRICE
GRANTEE: HOLTON LARRY N & VI					440,000
2275/1296	5/17/2019	WD Q	I	I	01
GRANTOR: MCPEAK LESLEY A & JUS					420,000
GRANTEE: WALKER DAVID EDWARD					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2005] W27 FSP=[YR=2019] W33 S9 E9 D9 R8 E10 U7 R6 N11\$ S11 D7 L6 W10 L8 U9 W9 S55 E3 S4 E10 N4 E2 N8 FOP=[YR=2005] E15 N4 W1 L3 U3 W7 D3 L3 W1 S4\$ N4 E1 R3 U3 E7 D3 R3 E1 FGR=[YR=2005] S25 E10 S1 E20 N24 W17 N2 W13\$ E13 S2 E17 N54\$ PTR= E14 FUS=[YR=2005] S14 D2 L2 W7 S11 E7 S5 E16 N32 W14\$ W14\$.									