

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	08	SHT VINYL 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,980	100	1,980
			SUBAREA MARKET VALUE
			155,569
TOTALS	1,980		1,980
			155,569

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,980	116.4000	87.30	172,854	2017	2017	0	0	10.00	90.00	
1 M/H 94+ - 100% - 1998			Heated Area: 1980			HX Base Yr 1998						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; text-align: center;">66</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; text-align: center;">66</div> <div style="position: absolute; left: 0; top: 50%; transform: translateY(-50%); text-align: center;">30</div> <div style="position: absolute; right: 0; top: 50%; transform: translateY(-50%); text-align: center;">30</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">                 BAS 2017             </div> </div>												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			155,569
TOTAL MARKET OB/XF VALUE			39,468
TOTAL LAND VALUE - MARKET			220,000
TOTAL MARKET VALUE			229,187
SOH/AGL Deduction			54,274
ASSESSED VALUE			174,913
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			124,913
TOTAL JUST VALUE			415,037
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			400,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002379	CO ISSUED	0	06/01/2017
MH97	MH MOVE-ON	0	11/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0801/0036	7/25/1997	WD Q	Q	V		27,500
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: CARTER CAREY & KARE						
0801/0035	7/25/1997	WD U	U	V	06	100
GRANTOR: SLOAN LLOYD R JR & SA						
GRANTEE: FIRST BAPTIST CHURCH						

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	0200	BARN WD 0-	0	100	32	30			960.00	SF	20.00	20.00	100	2000	2000	3	28	5,376	
2	0753	UEP	0	100	36	16			576.00	SF	22.00	22.00	100	2017	2017	3	84	10,644	
3	0680	POLE SHED	0	100	24	22			528.00	SF	10.00	10.00	100	2019	2019	3	90	4,752	
4	0680	POLE SHED	0	100	30	24			720.00	SF	10.00	10.00	100	2021	2021	3	95	6,840	
5	0680	POLE SHED	0	100	48	26			1,248.00	SF	10.00	10.00	100	2021	2021	3	95	11,856	

TOTAL OB/XF													39,468				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						06/13/2023	MLU										

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2017] W66 S30 E66 N30\$. 25 FSP=[YR=2012] W10 S16 E10 N16\$ S1 6 E25\$ W51 S14 E66 N14\$.												

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	415.00	415.00	4,150								
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000								