



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100	1,709	183,769
FGR	430	55	236	25,377
FOP	122	30	37	3,979
FSP	132	40	53	5,699
FST	9	55	5	538
TOTALS	2,402		2,040	219,361

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
1	0811	CONCRETE B	0 100	0	0	720.00	SF	5.20	5.20	100	2024	2023		100

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	% COND	TOT ADJ
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

1 SINGLE FAM - 100% - 2024

Heated Area: 1709

HX Base Yr 2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/12/2023 MLU

TOTAL OB/XF														
3,744														

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3,744														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					219,361				
TOTAL MARKET OB/XF VALUE					3,744				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					278,105				
SOH/AGL Deduction					0				
ASSESSED VALUE					278,105				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					228,105				
TOTAL JUST VALUE					278,105				
NCON VALUE					223,105				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					55,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2300738	CO		07/13/2023
B2300738	NEW CONSTR	318,068	01/17/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2657/1323	7/28/2023	SW	Q	I	01	327,000	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: CLAWSON BRETT M							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=-20,-20] W29 S12 W11 S43 E20 N14 W3 N3 E3 E15 N2 E5 N36 \$									
FGR=[YR=2023;ORIG=-20,16] W5 S2 W15 S21 E20 N23 \$									
FSP=[YR=2023;ORIG=-49,-20] W11 S12 E11 N12 \$									
FOP=[YR=2023;ORIG=-39,39] W1 N4 W20 S6 E21 N2 \$									
FST=[YR=2023;ORIG=-40,18] W3 S3 E3 N3 \$									