



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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

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	1,967	100	1,967	204,194
FGR	438	55	241	25,018
FOP	146	30	44	4,568
FSP	216	40	86	8,928
TOTALS	2,767		2,338	242,708

1 SINGLE FAM - 100% - 2024

Heated Area: 1967

HX Base Yr 2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/12/2023 MLU

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	749.00	SF	5.20	5.20	100	2024	2023		100

TOTAL OB/XF														
3,895														

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

TOTAL OB/XF														
3,895														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
PAGE 1 of 1														
4														
VALUATION BY														
STANDARD														
Tax Group: 4														
Tax Dist:														
BUILDING MARKET VALUE														
242,708														
TOTAL MARKET OB/XF VALUE														
3,895														
TOTAL LAND VALUE - MARKET														
55,000														
TOTAL MARKET VALUE														
301,603														
SOH/AGL Deduction														
0														
ASSESSED VALUE														
301,603														
TOTAL EXEMPTION VALUE														
HX HB														
50,000														
BASE TAXABLE VALUE														
251,603														
TOTAL JUST VALUE														
301,603														
NCON VALUE														
246,603														
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														
55,000														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C230879	CO		08/01/2023
B230879	NEW CONSTR	371,582	01/20/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2662/801	8/18/2023	SW	Q	I	01	351,500	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: NOLAN MICHAEL KEITH							

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GRANTEE: NOLAN MICHAEL KEITH														
BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2023;ORIG=49,10] W15 S9 W24 S60 E13 N14 E5 N6 E8 N3 E6 S3 E7 N49 \$														
FGR=[YR=2023;ORIG=49,59] W7 N3 W6 S3 W8 S20 E21 N20 \$														
FSP=[YR=2023;ORIG=34,10] W24 S9 E24 N9 \$														
FOP=[YR=2023;ORIG=29,79] W1 N14 W5 S14 W13 S4 E19 N4 \$														