



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,786	100	2,786	382,388
FGR	844	55	464	63,686
FOP	232	30	70	9,608
FSP	344	40	138	18,941
FUS	464	100	464	63,686
STR	48	10	5	686

TOTALS	4,718		3,927	538,995
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,273.00	SF	4.00	4.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500 01 3,927 92.4255 138.64 544,439 2020 2020 0 0 1.00 99.00

1 SFR CUST - 100% - 2021

Heated Area: 3250

HX Base Yr 2021

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/28/2024 MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		568,582	
TOTAL MARKET OB/XF VALUE		8,506	
TOTAL LAND VALUE - MARKET		95,520	
TOTAL MARKET VALUE		672,608	
SOH/AGL Deduction		322,633	
ASSESSED VALUE		349,975	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		299,975	
TOTAL JUST VALUE		672,608	
NCON VALUE		2,823	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		616,105	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006238	CO ISSUED		05/15/2023
19010593	NEW CONSTR	479,825	10/07/2019
19010594	GARAGE	39,032	10/07/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2630/1217	4/05/2023	QC	U	I	11
GRANTOR: FERRO STEVEN E & LIND					
GRANTEE: KOZLOWSKI DEREK S					
2228/0952	10/01/2018	WD	Q	V	02
GRANTOR: DELLA ROCCO THOMAS S					
GRANTEE: FERRO STEVEN & LIND					

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2020] W5 N4 BAS=[YR=2020] N28 W27 S11 W12									
FSP=[YR=2020] N7 W24 S7 E1 S8 E22 N8 E1\$ W1 S8 W22 N8 W14 S41									
E12 S3 E1 FOP=[YR=2020] S8 E29 N8 W29\$ E30 N3 E10 N8 W4 N12									
E18 N4 E9\$ W9 S4 W18 S12 E4 S16 E16 N2 E12 N26\$ PTR= E20 N20									
STR=[YR=2020] E4 S12 FUS=[YR=2020] E16 S28 W16 N24 W4 N4 E4\$									
W4 N12\$ S20 W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		PUD	0.00	0.00	3.98

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	24,000.00	24,000.00	95,520		

FERRO STEVEN & LINDA K L/E/
34480 MITIGATION TRL
CALLAHAN, FL 32011

17-1N-24-2091-0029-0000

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