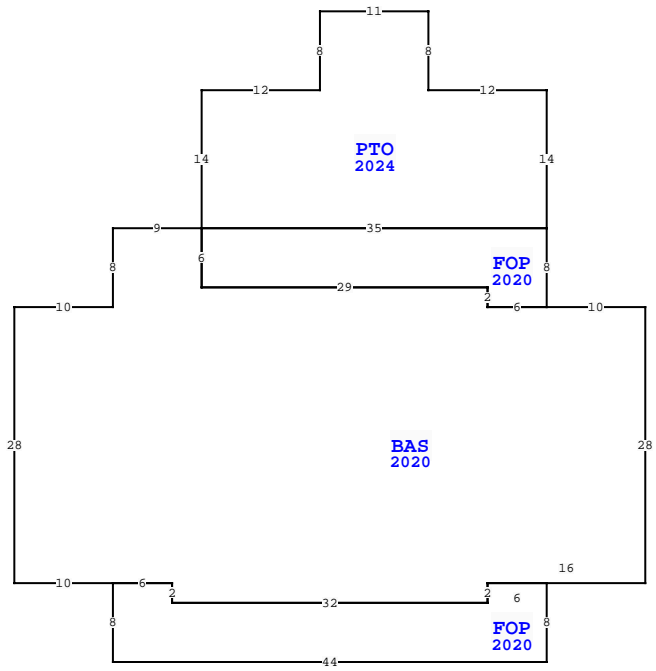


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,986	100	1,986
FOP	222	30	67
FOP	288	30	86
PTO	578	5	29
TOTALS	3,074		2,168
			313,921

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,168	117.0120	146.26	317,092	2020	2020	0	0	1.00	99.00
1 SNGL FAM - 100% - 2021 Heated Area: 1986 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		378,475	
TOTAL MARKET OB/XF VALUE		9,699	
TOTAL LAND VALUE - MARKET		411,480	
TOTAL MARKET VALUE		476,705	
SOH/AGL Deduction		150,253	
ASSESSED VALUE		326,452	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		276,452	
TOTAL JUST VALUE		799,654	
NCON VALUE		4,199	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		387,155	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-12510	WOOD BARN (40X30)	38,520	09/28/2023
20000801	CO ISSUED	0	08/07/2020
20000801	NEW CONSTR	256,547	01/28/2020
C5346	CO ISSUED	0	07/08/2011
E23462	NEW CONSTR	0	05/01/2011
M16176	H/AC	0	05/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/643	12/28/2023	WD	U	I	37	200,000
GRANTOR: DAVIS NANCY A						
GRANTEE: HAWKINS TAYLOR & CA						
2301/1256	8/30/2019	WD	Q	V	01	80,000
GRANTOR: DRISCOLL KURT F & SHA						
GRANTEE: HAWKINS TAYLOR & CA						

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	0501	FP-AVERAGE	0	100	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	99	4,950	
2	0810	CONCRETE A	0	100	0	162.00	SF	6.50	6.50	100	2011	2011	3	92	969	
3	0940	SHEDS/PORT	0	100	12	252.00	SF	30.00	30.00	100	2011	2011	3	50	3,780	
TOTALS															9,699	

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		OR	0.00	0.00	4.10	AC		1.00	1.00	1.00	18,000.00	18,000.00	73,800							
2	009525	C	RES POND	100		OR			0.40	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,000							
3	005500	A	TIMBER 2 SI	0		OR			24.02	AC		1.00	1.00	1.00	555.00	555.00	13,331							
4	009100	C	UTILITY	100		OR			0.40	AC		1.00	1.00	1.00	1,000.00	1,000.00	400							
5	009910	M	MKT.VAL.AG	0		OR			24.02	AC		1.00	1.00	1.00	14,000.00	14,000.00	336,280							

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 Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Quality	03	Quality Level 03	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,080	100	1,080
			SUBAREA MARKET VALUE
			64,554
TOTALS	1,080		1,080
			64,554

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,080	117.2000	87.90	94,932	2011	2011	0	0	32.00	68.00
2 M/H 94+ - 0% - 2024			Heated Area: 1080			HX Base Yr 2021					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2012 </div>											
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2012 </div>											

NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		378,475	
TOTAL MARKET OB/XF VALUE		9,699	
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ASSESSED VALUE		326,452	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		276,452	
TOTAL JUST VALUE		799,654	
NCON VALUE		4,199	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		387,155	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P14790	NEW CONSTR	0	05/01/2011
MH5346	MH MOVE-ON	0	05/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/643	12/28/2023	WD	U	I	37	200,000
GRANTOR: DAVIS NANCY A						
GRANTEE: HAWKINS TAYLOR & CA						
2301/1256	8/30/2019	WD	Q	V	01	80,000
GRANTOR: DRISCOLL KURT F & SHA						
GRANTEE: HAWKINS TAYLOR & CA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/17/2024	DC				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2012] W40 S27 E40 N27S.											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV