



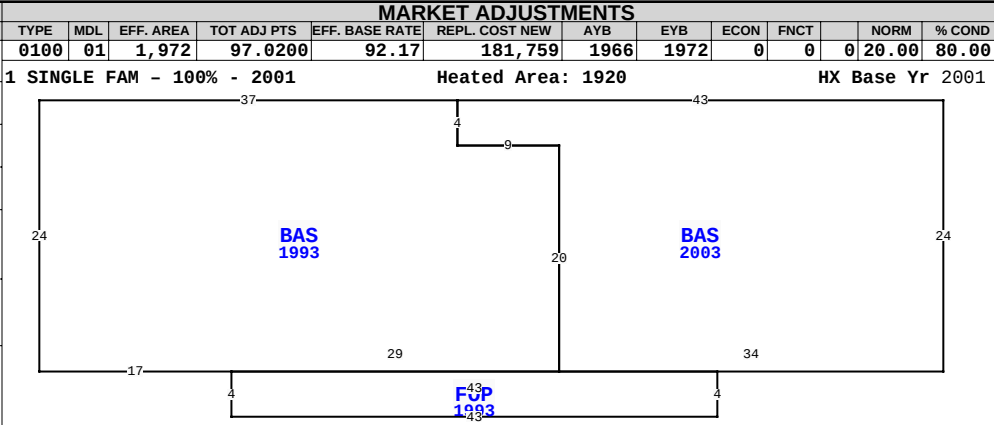
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1,068	78,750
BAS	852	100	852	62,823
FOP	172	30	52	3,834
TOTALS	2,092		1,972	145,407

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	0940	SHEDS/PORT	0 100	16	16	256.00	SF	30.00	30.00	100	1980	1980	3	20
2	0940	SHEDS/PORT	0 100	16	12	192.00	SF	19.50	19.50	100	2002	2002	3	20
3	0810	CONCRETE A	0 100	0	0	360.00	SF	6.50	6.50	100	2003	2003	3	83
4	0812	CONCRETE C	0 100	0	0	1,639.00	SF	4.00	4.00	100	2007	2007	3	88
5	0940	SHEDS/PORT	0 100	24	8	192.00	SF	22.50	22.50	100	2004	2004	3	22

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.31	AC		1.00	1.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF														
10,946														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		164,618	
TOTAL MARKET OB/XF VALUE		10,946	
TOTAL LAND VALUE - MARKET		39,300	
TOTAL MARKET VALUE		214,864	
SOH/AGL Deduction		87,002	
ASSESSED VALUE		127,862	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		72,862	
TOTAL JUST VALUE		214,864	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		208,730	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19988	ELEC OTHER	2,000	09/01/2007
B19440	ADDITION	154,242	02/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0957/0427	11/07/2000	WD U	I	I	09	75,000	
GRANTOR: HIGDON JOSEPH SCOTT &							
GRANTEE: CARR DONALD H & LOR							
0731/0029	6/07/1995	WD U	I	I	09	60,000	
GRANTOR: WILLIAMS WALTER & CHA							
GRANTEE: HIGDON JOSEPH & WEN							

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=2003] W43 BAS=[YR=1993] W37 S24 E17 FOP=[YR=1993] S4 E43 N4 W43 \$ E29 N20 W9 N4 \$ S4 E9 S20 E34 N24 \$.														

CARR DONALD H
777 WHOA LANE
BRYCEVILLE, FL 32009

2024

18-2S-23-0000-0001-0000

[illegible]