



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
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
---------	--	----------	----

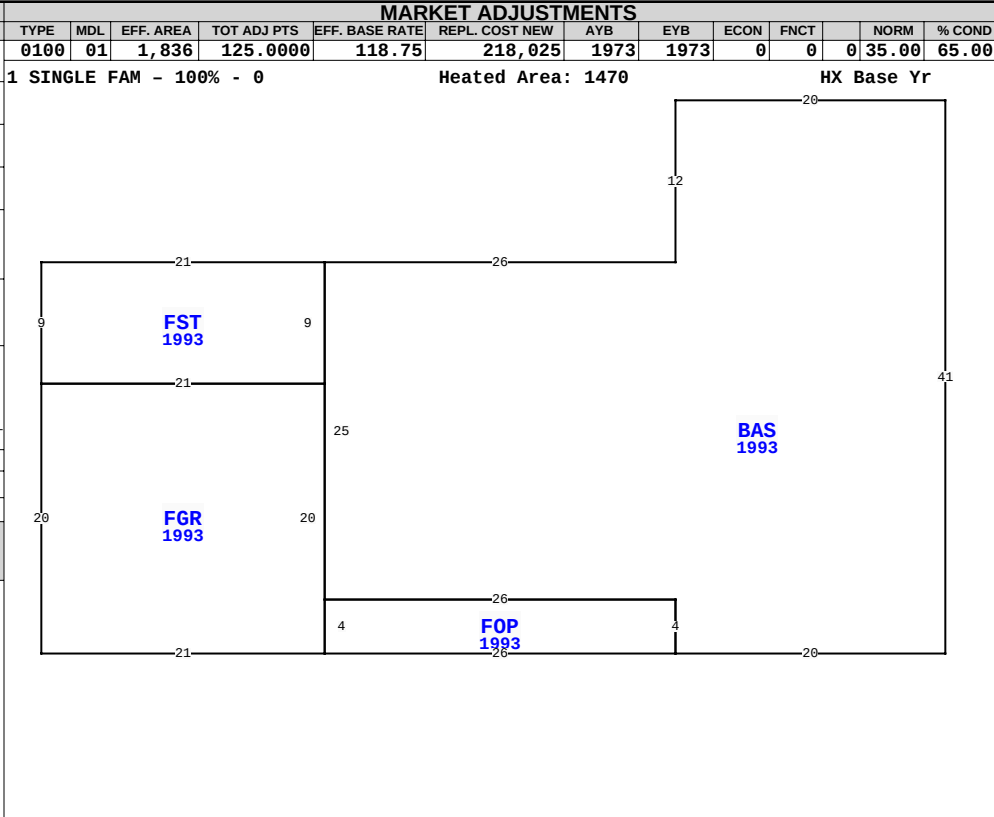
NEIGHBORHOOD/LOC	9001.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1,470	113,466
FGR	420	55	231	17,830
FOP	104	30	31	2,393
FST	189	55	104	8,028

TOTALS	2,183		1,836	141,716
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	367.00	SF	6.50	6.50	573
2	0350	CARPORT WD	0	100	57	28	1,596.00	SF	9.36	9.36	2,988
4	0510	GARAGE WD-	0	100	19	14	266.00	SF	35.00	35.00	1,862
5	0751	UOP	0	100	19	4	76.00	SF	10.00	10.00	152
6	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	864

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	5.00	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

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	0810	CONCRETE A	0	100	0	0	367.00	SF	6.50	6.50	100	1973	1973	3	24	573	
2	0350	CARPORT WD	0	100	57	28	1,596.00	SF	9.36	9.36	100	1982	1982	3	20	2,988	
4	0510	GARAGE WD-	0	100	19	14	266.00	SF	35.00	35.00	100	1985	1985	3	20	1,862	
5	0751	UOP	0	100	19	4	76.00	SF	10.00	10.00	100	1985	1985	3	20	152	
6	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	1970	1970	3	20	864	

TOTAL OB/XF											
6,439											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										141,716	
TOTAL MARKET OB/XF VALUE										6,439	
TOTAL LAND VALUE - MARKET										95,000	
TOTAL MARKET VALUE										243,155	
SOH/AGL Deduction										108,618	
ASSESSED VALUE										134,537	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										79,537	
TOTAL JUST VALUE										243,155	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										237,701	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2141/1325	8/16/2017	WD	U	I	11	100			
GRANTOR:WEDENFELLER BETTY L									
GRANTEE:PHILLMON EDDIE J &									
0722/1456	1/26/1995	QC	U	I	01	100			
GRANTOR:PHILLMON JEWELL									
GRANTEE:PHILLMON BETTY L									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W20 S12 W26 FST=[YR=1993] W21 S9 FGR=[YR=1993] S20 E21 FOP=[YR=1993] E26 N4 W26S4\$ N20W21\$ E21N9\$ S25 E26 S4 E20 N41\$.											