

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03COMMON BRK 100 GABLE/HIP 100

RooF Cover Interior Wall Interior Wall Interior Floo Interior Floo Air Condition Heating Type Bedrooms Bathrooms03COMP SHNGL 100 PLYWOOD 90 DRYWALL 10 SHT VINYL 50 PINE WOOD 50 CENTRAL 100 AIR DUCTED 100 2 100 2 100

Frame Stories UnitsBUD8 Adjustme Occupancy02WOOD FRAME 100 1. 1. 100 0 10006DIST 1D 100 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

AREATYPETOTALGROSSAREA

PCTOFBASE

TOTADJAREA

SUBAREAMARKETVALUE

BAS1,4251001,42587,239

FOP24307428

MARKET ADJUSTMENTS

TYPEMDLEFF.AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTAPNORM% COND

0100011,432126.3600120.04171,89719621975001534.0051.00

1 SINGLE FAM - 100% - 2024Heated Area: 1425HX Base Yr 2024

27-11-39-45-22-

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHTH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198619863602,100

LAND DESCRIPTIONTOTAL OB/XF2,100

L NUSE CLSLAND USE CAPRDLOC FRONTDEPTHTOT LND UNITSUNITDPH YEAR TOT UNIT ADJ LAND OTHER YEAR DENS DECL FRZ YR CONSRV

1000100CSFR1000006OR0.000.000.76AC1.001.001.0035,000.0035,000.0026,600

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE87,667

TOTAL MARKET OB/XF VALUE2,100

TOTAL LAND VALUE - MARKET26,600

TOTAL MARKET VALUE116,367

SOH/AGL Deduction0

ASSESSED VALUE116,367

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE66,367

TOTAL JUST VALUE116,367

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE121,272

PERMIT NUMDESCRIPTIONAMTISSUED

R14479REPAIR/RRF6,80006/01/2015

R960446REPAIR/RRF4,50002/01/1996

3158REMODEL8,00001/25/1986

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVI RSN CD SALE PRICE

1003/12018/17/2001QC U I 0133,400

GRANTOR:MCCLAIR MAYBELLE &

GRANTEE:MCCLAIR MAYBELLE &

0744/134111/21/1995QC U I 01100

GRANTOR:ROBERTS SHERMAN & JAN

GRANTEE:MCCLAIR MAYBELLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 S27 E11 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S22 E22 N45\$.

REVIEW DATE01/11/2023BYKWTotal Acres: 0.76Total Land Value: 26,600Market: 0Agricultural: 0Common: 26,600PRINTED 08/06/2024 BY SYS