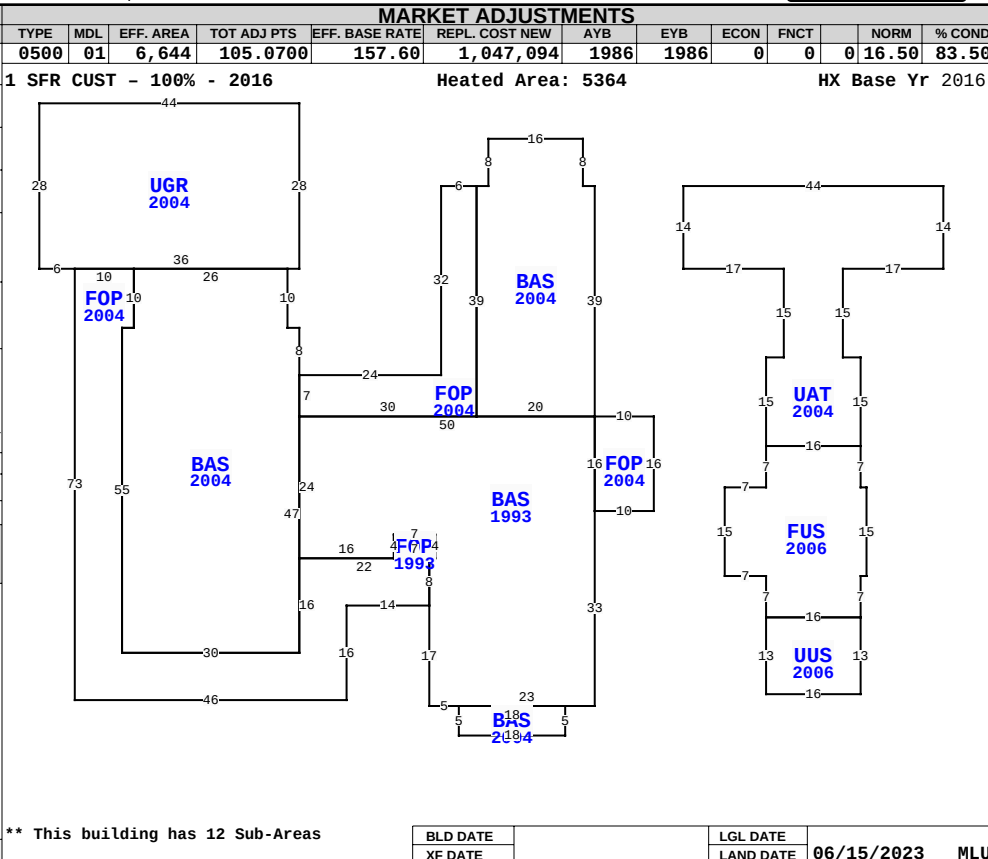


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	246,348
BAS	90	100	90	11,844
BAS	908	100	908	119,489
BAS	1,910	100	1,910	251,348
FOP	28	30	8	1,053
FOP	160	30	48	6,317
FOP	402	30	121	15,923
FOP	1,148	30	344	45,269
FUS	584	100	584	76,852
UAT	1,006	10	101	13,292
TOTALS	9,548		6,644	874,323

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0861	POOL GUNIT	0	100	0	0			
2	0855	CONC PAVER	0	100	0	0			
3	0476	VF 6 SBPL	0	100	0	0			
4	0470	VNYL GATE	0	100	0	0			
5	0812	CONCRETE C	0	100	45	24			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		874,323	
TOTAL MARKET OB/XF VALUE		46,785	
TOTAL LAND VALUE - MARKET		158,500	
TOTAL MARKET VALUE		986,693	
SOH/AGL Deduction		609,763	
ASSESSED VALUE		376,930	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		326,930	
TOTAL JUST VALUE		1,079,608	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		759,444	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000028	REPAIR/RRF	68,000	01/03/2023
19007097	SWIM POOL	28,000	07/02/2019
P036986	NEW CONSTR	0	08/01/2003
R035113	GARAGE	9,000	01/05/2003
7779	MH MOVE-ON	7,000	04/17/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/1210	10/18/2016	WD	U	I	11	100
GRANTOR: HINSON JOSHUA						
GRANTEE: HINSON JOSHUA & TIF						
1960/0073	1/26/2015	SW	U	I	12	226,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: HINSON JOSHUA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W2 N8 W16 S8 W2 FOP=[YR=2004] W6 S32 W24									
BAS=[YR=2004] N8 W2 N10 UGR=[YR=2004] E2 N28 W44 S28 E6									
FOP=[YR=2004] S73 E46 N16 E14BAS=[YR=1993] S17 E5									
BAS=[YR=2004] S5 E18 N5 W18 \$ E23 N33 FOP=[YR=2004] E10 N16									
W10 S16 \$ N16 W50 S24 E16 FOP=[YR=1993] E7 N4 W7 S4 \$ N4 E7									
S4 W1 S8 \$ N8 W22 S16 W30 N55 E2 N10 W10 \$ E36\$ W26 S10 W2									
S55 E30 N47 \$ S7 E30 N39 \$ S39 E20 N39 \$ PTR= E15									
UAT=[YR=2004] E44 S14 W17 S15 E3 S15 FUS=[YR=2006] S7 E1 S15									
W1 S7 UUS=[YR=2006] S13 W16 N13 E16\$ W16 N7 W7 N15 E7 N7 E16\$									
W16 N15 E3 N15 W17 N14\$ W15\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.95
2	009530	C	POND	100			0.00	0.00	2.00
3	005901	A	HARDWOOD SI	0			0.00	0.00	2.00
4	005501	A	TIMB2-2 SI	0			0.00	0.00	3.00
5	009910	M	MKT. VAL. AG	0			0.00	0.00	5.00

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	30,000.00	30,000.00	58,500		
AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000		
AC		1.00	1.00	1.00	225.00	225.00	450		
AC		1.00	1.00	1.00	545.00	545.00	1,635		
AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000		