



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100	2,300	332,486
FCP	290	25	72	10,408
FGR	484	55	266	38,453
FGR	662	55	364	52,620
FOP	248	30	74	10,697
FSP	672	40	269	38,886
FUS	1,100	100	1,100	159,015
STR	56	10	6	867
TOTALS	5,812		4,451	643,433

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0300	BOAT DCK W	0	100	32	5	160.00	SF	40.00	40.00	
3	0812	CONCRETE C	0	100	0	0	6,310.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	OR	0.00	0.00	3.52	AC	

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2023

Heated Area: 3400

HX Base Yr

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/28/2024 MLU

TOTAL OB/XF											
31,354											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		643,433	
TOTAL MARKET OB/XF VALUE		31,354	
TOTAL LAND VALUE - MARKET		70,400	
TOTAL MARKET VALUE		745,187	
SOH/AGL Deduction		179,788	
ASSESSED VALUE		565,399	
TOTAL EXEMPTION VALUE		13	565,399
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		745,187	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		548,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632908	NEW CONSTR	452,311	08/31/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2354/1049	4/15/2020	WD Q	Q	I	01
GRANTOR: NICELY WILLIAM N & DO					
GRANTEE: BARRS RONALD P & SA					
1912/0014	4/04/2014	WD Q	Q	V	02
GRANTOR: FLORIDA DEEP CREEK PL					
GRANTEE: NICELY WILLIAM W &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=2016] W29 S10 FSP=[YR=2016] W59 S10 BAS=[YR=2016] S38 E19 FOP=[YR=2016] S7 E10 S2 E10 N2 E10 N7 W12 N3 W6 S3 W12\$ E12 N3 E6 S3 E29 N4 FGR=[YR=2016] E22 N22 FGR=[YR=2016] N22 W29 S14 W3 S8 E32\$ W22 S22\$ N22 W10 N8 W6 N4 U3 L3 W7 D3 L3 S4 W19 N4 W18\$ E18 S4 E19 N4 U3 R3 E7 D3 R3 S4 E9 N14\$ E29 N10\$ PTR=E20 FUS=[YR=2016] E53 S16 W9 S8 W6 N8 W8 S4 W3 STR=[YR=2016] N8 E2 N4 W6 S12 E4\$ W16 S14 W6 N14 W5 N20\$ W20\$.											