



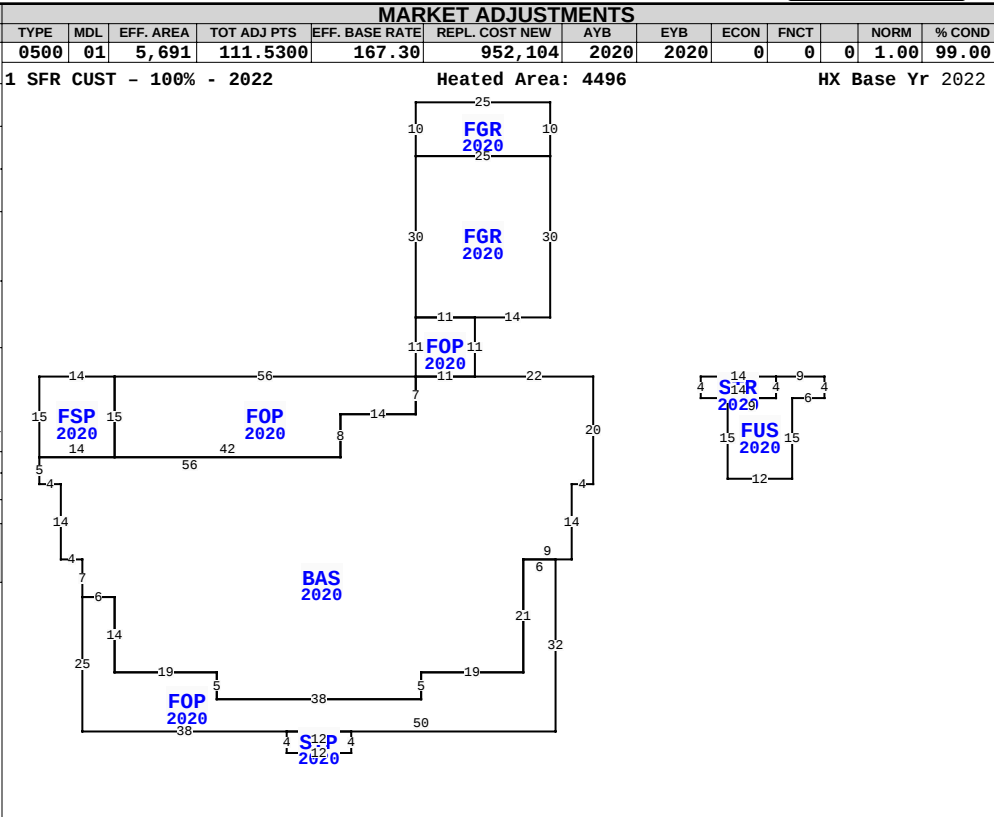
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
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	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,280	100	4,280	708,884
FGR	250	55	138	22,856
FGR	750	55	412	68,239
FOP	121	30	36	5,963
FOP	728	30	218	36,106
FOP	988	30	296	49,026
FSP	210	40	84	13,912
FUS	216	100	216	35,776
STP	48	10	5	829
STR	56	10	6	994
TOTALS	7,647		5,691	942,583

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	2.00	UT	2,000.00	2,000.00
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
3	0861	POOL GUNIT	0 100	0	0	349.00	SF	85.00	85.00
4	0855	CONC PAVER	0 100	0	0	1,610.00	SF	10.00	10.00
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00
6	1127	BRICK 8"	0 100	95	2	190.00	SF	11.00	11.00
7	0462	ST/AL FNC	0 100	95	4	380.00	SF	10.00	10.00
8	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00
9	0812	CONCRETE C	0 100	0	0	3,323.00	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
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.00



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

TOTAL OB/XF									
72,858									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					949,904				
TOTAL MARKET OB/XF VALUE					72,858				
TOTAL LAND VALUE - MARKET					95,000				
TOTAL MARKET VALUE					1,117,762				
SOH/AGL Deduction					117,685				
ASSESSED VALUE					1,000,077				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					950,077				
TOTAL JUST VALUE					1,117,762				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,076,051				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000463	CO ISSUED	0	01/16/2020
19012981	SWIM POOL	50,000	12/26/2019
17005732	NEW CONSTR	579,857	09/18/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2113/1596	4/14/2017	WD	U	V	11	100	
GRANTOR: HOLLOW MAGNOLIA LLC							
GRANTEE: CRUMP KEVIN T & DAN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W22 FOP=[YR=2020] N11 FGR=[YR=2020] E14 N30 FGR=[YR=2020] N10 W25 S10 E25\$ W25 S30 E11\$ W11 S11 E11\$ W11 FOP=[YR=2020] W56 FSP=[YR=2020] W14 S15 E14 N15\$ S15 E42 N8 E14 N7\$ S7 W14 S8 W56 S5 E4 S14 E4 S7 FOP=[YR=2020] S25 E38 STP=[YR=2020] S4 E12 N4 W12\$ E50 N32 W6 S21 W19 S5 W38 N5 W19 N14 W6\$ E6 S14 E19 S5 E38 N5 E19 N21 E9 N14 E4 N20\$ PTR=E20 STR=[YR=2020] E14 FUS=[YR=2020] E9 S4 W6 S15 W12 N15 E9 N4\$ S4 W14 N4\$ W20\$.									

[illegible]