



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	30	VINYL 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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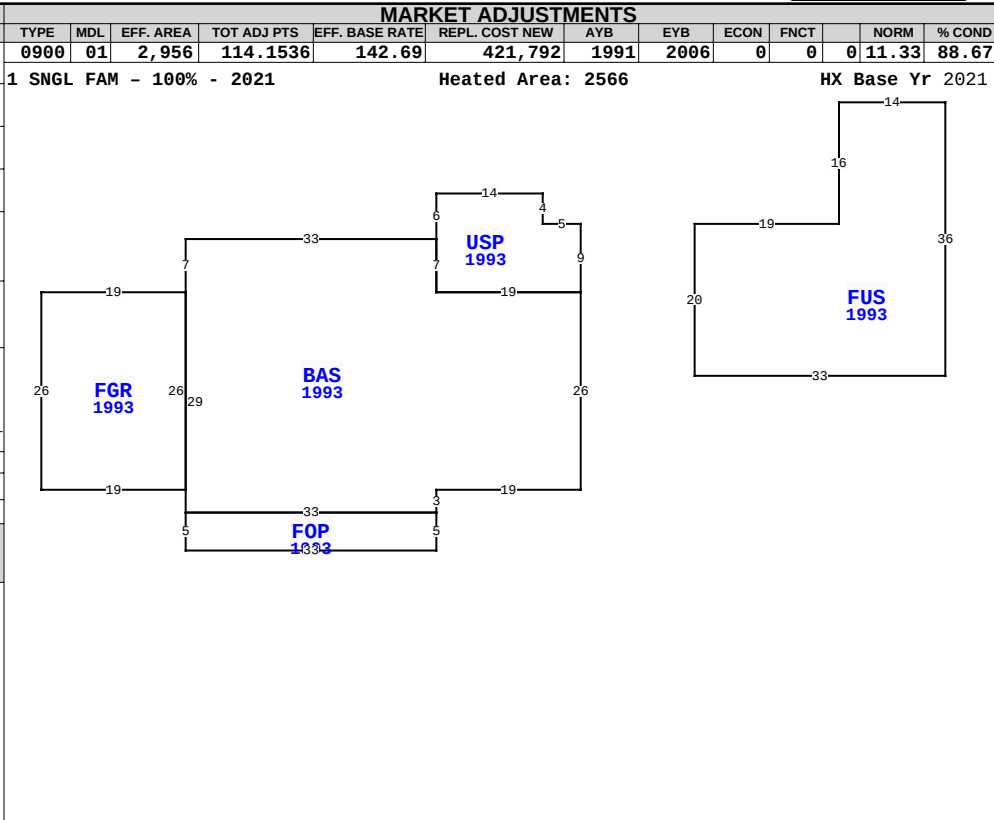
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,682	100	1,682	212,812
FGR	494	55	272	34,415
FOP	165	30	50	6,327
FUS	884	100	884	111,847
USP	227	30	68	8,604

TOTALS	3,452		2,956	374,003
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	2,355.00	SF	4.00
3	0812	CONCRETE C	0	100	0	0	4,883.00	SF	4.00
5	0351	CARPORT MT	0	100	21	18	378.00	SF	10.00

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	3.00

REVIEW DATE	03/31/2020	BY	TWA
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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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	2,800	
2	0812	CONCRETE C	0	100	0	0	2,355.00	SF	4.00	4.00	100	1992	1992	3	64	6,029	
3	0812	CONCRETE C	0	100	0	0	4,883.00	SF	4.00	4.00	100	1993	1993	3	66	12,891	
5	0351	CARPORT MT	0	100	21	18	378.00	SF	10.00	10.00	100	2024	2023		100	3,780	

TOTAL OB/XF											25,500		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00		

Total Acres:	3.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		374,003
TOTAL MARKET OB/XF VALUE		25,500
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		474,503
SOH/AGL Deduction		174,447
ASSESSED VALUE		300,056
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		245,056
TOTAL JUST VALUE		474,503
NCON VALUE		3,780
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,883

18X21 METAL CARPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009864		12,564	08/01/2023
230009864	CARPORT	12,564	08/01/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2389/0462	8/31/2020	WD	Q	I	01	375,000	
GRANTOR: GREEN ROBERT B							
GRANTEE: TODD JIMMY DARRELL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=1993] W5 N4 W14 S6 BAS=[YR=1993] W33 S7 FGR=[YR=1993] W19 S26 E19 N26 \$ S29 FOP=[YR=1993] S5 E33 N5 W33\$ E33 N3 E19 N26 W19 N7\$ S7 E19 N9\$ PTR=E15 FUS=[YR=1993] E19 N16 E14 S36 W33 N20\$ W15\$.									