



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality 03 Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 2104.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,033	100	1,033	200,700
FGR	242	55	133	25,840
FOP	152	30	46	8,937
FOP	162	30	49	9,520
FOP	180	30	54	10,492
FUS	1,135	100	1,135	220,517
STP	6	10	1	194
STP	12	10	1	194
STR	24	10	2	389

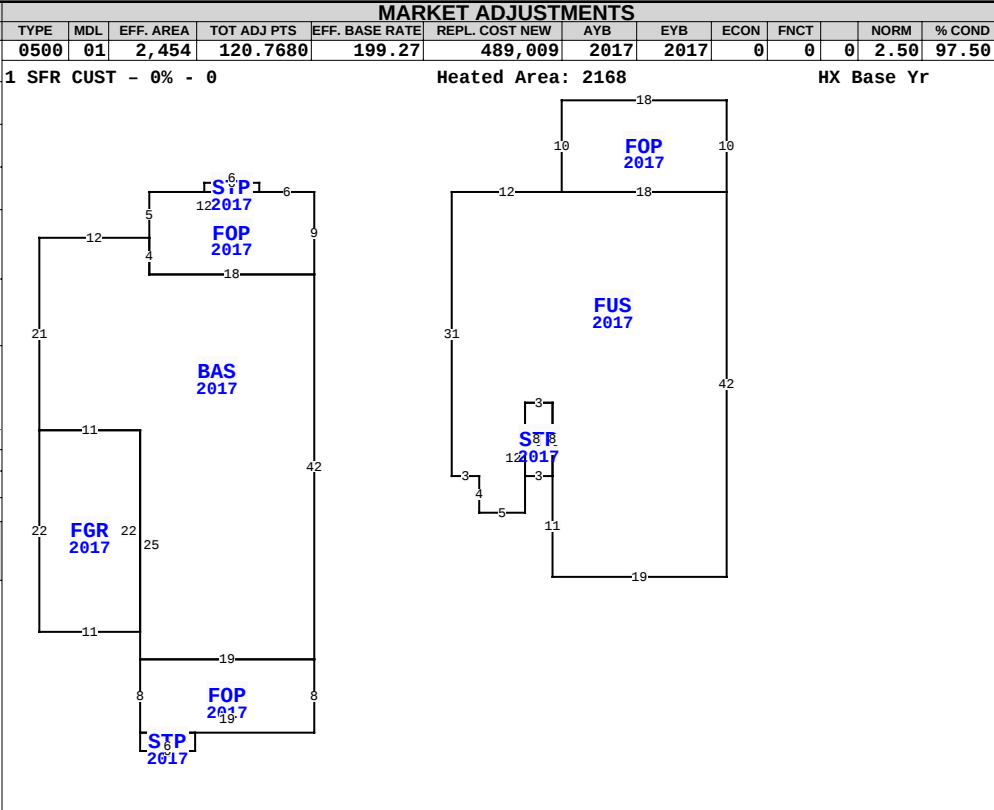
TOTALS 2,946 2,454 476,784

EXTRA FEATURES

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	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	0	0	288.00	SF	7.00	7.00	100	2017	2017	3	97	1,956	
3	0855	CONC PAVER	0	0	0	24.00	SF	7.00	7.00	100	2017	2017	3	97	163	

LAND DESCRIPTION			TOTAL OB/XF 4,079													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00

REVIEW DATE 06/03/2024 BY KBA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF 4,079																
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1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
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1	000100	C	SFR	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00

Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		476,784
TOTAL MARKET OB/XF VALUE		4,079
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		755,863
SOH/AGL Deduction		210,996
ASSESSED VALUE		544,867
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		544,867
TOTAL JUST VALUE		755,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		617,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160556	NEW CONSTR	246,329	03/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/353	5/09/2024	WD	Q	I	02	810,000
GRANTOR: GARCIA ANDRES A						
GRANTEE: TWADELL SUSAN & GRE						
2137/0019	7/28/2017	SW	Q	I	01	439,000
GRANTOR: D & H HOMES LLC						
GRANTEE: GARCIA ANDRES A & L						

BUILDING NOTES

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BUILDING DIMENSIONS

FOP=[YR=2017] W6 STP=[YR=2017] N1 W6 S1 E6 \$ W12 S5
BAS=[YR=2017] W12 S21 FGR=[YR=2017] S22 E11 N22 W11\$ E11 S25
FOP=[YR=2017] S8 STP=[YR=2017] S2 E6 N2 W6\$ E19 N8 W19\$ E19
N42 W18 N4\$ S4 E18 N9\$ PTR=E15 FUS=[YR=2017] E12
FOP=[YR=2017] N10 E18 S10 W18\$ E18 S42 W19 N11 STR=[YR=2017]
W3 N8 E3 S8\$ N8 W3 S12 W5 N4 W3 N31\$ W15\$.