



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

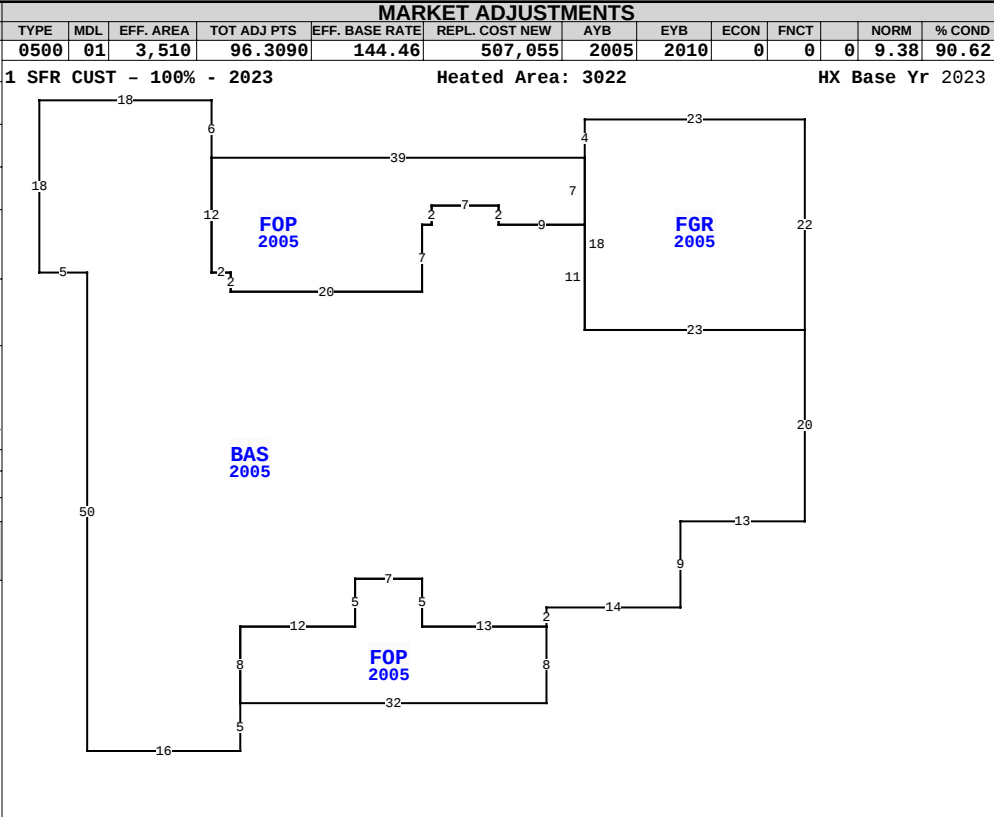
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,022	100	3,022	395,609
FGR	506	55	278	36,393
FOP	291	30	87	11,389
FOP	409	30	123	16,102

TOTALS	4,228		3,510	459,493
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00
3	0811	CONCRETE B	0	100	0	0	936.00	SF	5.20
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00
5	0810	CONCRETE A	1	100	0	0	292.00	SF	6.50

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	0004	OR	0.00	0.00	4.00
2	000115	C	SFR ACRES	100		OR	0.00	0.00	2.33



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	
3	0811	CONCRETE B	0	100	0	0	936.00	SF	5.20	5.20	100	2005	2005	3	86	4,186	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	
5	0810	CONCRETE A	1	100	0	0	292.00	SF	6.50	6.50	100	2024	2023		100	1,898	

TOTAL OB/XF										21,199							
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	LAND VALUE
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000
2	000115	C	SFR ACRES	100		OR	0.00	0.00	2.33	AC		1.00	1.00	0.90	30,000.00	27,000.00	62,910

NASSAU COUNTY PROPERTY										PAGE 1 of 2							
VALUATION SUMMARY										6							
VALUATION BY										STANDARD							
Tax Group: 6										Tax Dist:							
BUILDING MARKET VALUE										472,318							
TOTAL MARKET OB/XF VALUE										21,199							
TOTAL LAND VALUE - MARKET										134,910							
TOTAL MARKET VALUE										628,427							
SOH/AGL Deduction										132,820							
ASSESSED VALUE										495,607							
TOTAL EXEMPTION VALUE										HX HB 50,000							
BASE TAXABLE VALUE										445,607							
TOTAL JUST VALUE										628,427							
NCON VALUE										28,360							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										517,773							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008788	CO ISSUED		07/10/2023
23003397	MH MOVE-ON	0	03/14/2023
23001606	GARAGE	83,764	02/06/2023
22004396	REPAIR/RRF	20,000	03/21/2022
M0509200	MECH OTHER	0	02/01/2005
P08979	OTHER	0	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2705/1078	4/08/2024	WD	U	I	11	100	
GRANTOR: BOWERMAN LORY M & ROY							
GRANTEE: BOWERMAN REVOCABLE							
2565/1242	5/18/2022	WD	Q	I	05	650,000	
GRANTOR: LAWSON PHILIP M & YOL							
GRANTEE: BOWERMAN LORY M & R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2005] W23 S4 FOP=[YR=2005] W39 BAS=[YR=2005] N6 W18 S18 E5 S50 E16 N5 FOP=[YR=2005] E32 N8 W13 N5 W7 S5 W12 S8\$ N8 E12 N5 E7 S5 E13 N2 E14 N9 E13 N20 W23 N11 W9 N2 W7 S2 W1 S7 W20 N2 W2 N12\$ S12 E2 S2 E20 N7 E1 N2 E7 S2 E9 N7 \$ S18 E23 N22\$.									

[illegible]