



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
		04

NEIGHBORHOOD/LOC	4045.00
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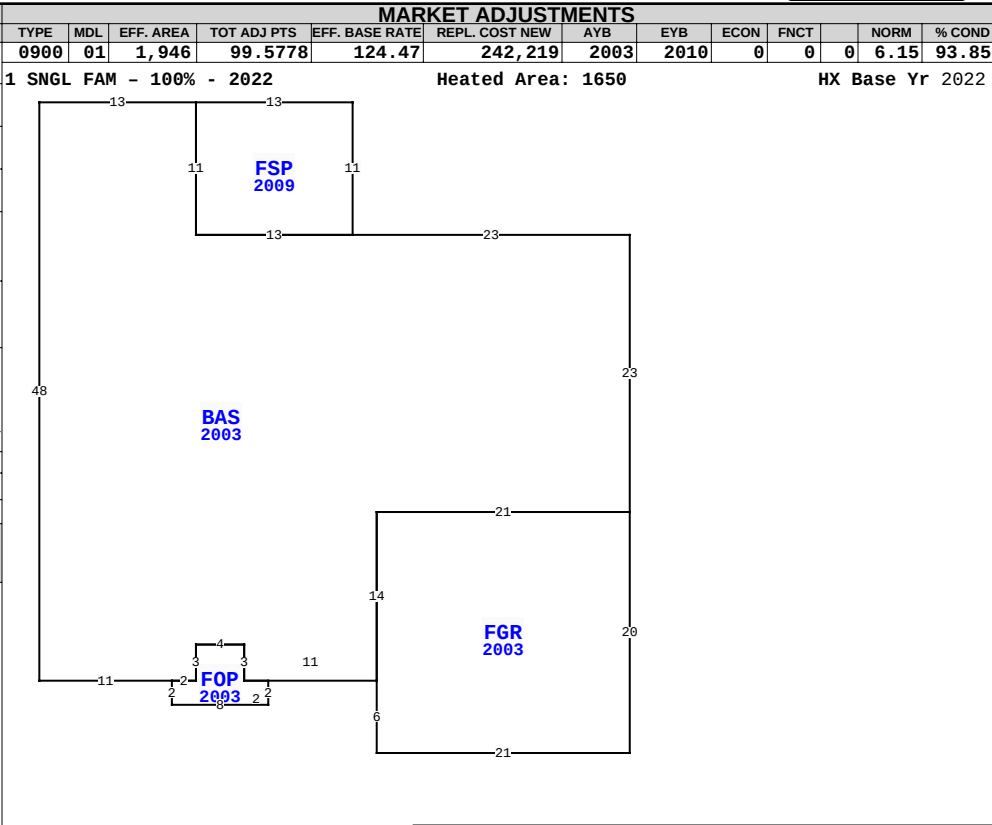
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	192,745
FGR	420	55	231	26,985
FOP	28	30	8	935
FSP	143	40	57	6,659
TOTALS	2,241		1,946	227,323

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0 100	0	0	911.00	SF	5.20	5.20	100	2003	2003	3	83	3,932	
3	0476	VF 6 SBPL	0 100	0	0	180.00	LF	32.00	32.00	100	2022	2022	3	99	5,702	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION			TOTAL OB/XF 13,273													
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	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00

REVIEW DATE	01/06/2023	BY	NWA	Total Acres:	0.00	Total Land Value:	65,000	Market:	0	Agricultural:	0	Common:	65,000
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BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 13,273																
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		227,323	
TOTAL MARKET OB/XF VALUE		13,273	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		305,596	
SOH/AGL Deduction		46,564	
ASSESSED VALUE		259,032	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		209,032	
TOTAL JUST VALUE		305,596	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,595	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004034	REPAIR/RRF	0	05/13/2019
B0210382	NEW CONSTR	122,493	11/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2684/1322	8/08/2023	LE	U	I	11	100	
GRANTOR: BERRY MICHELLE ANN							
GRANTEE: BERRY LINDA							
2425/1902	1/13/2021	QC	U	I	11	100	
GRANTOR: BERRY JIMMY F & LINDA							
GRANTEE: BERRY MICHELLE A							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2003] W23 FSP=[YR=2009] N11 W13 S11 E13\$ W13 N11 W13 S48 E11 FOP=[YR=2003] S2 E8 N2 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E11 FGR=[YR=2003] S6 E21 N20 W21 S14\$ N14 E21 N23\$.																