



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4053.00
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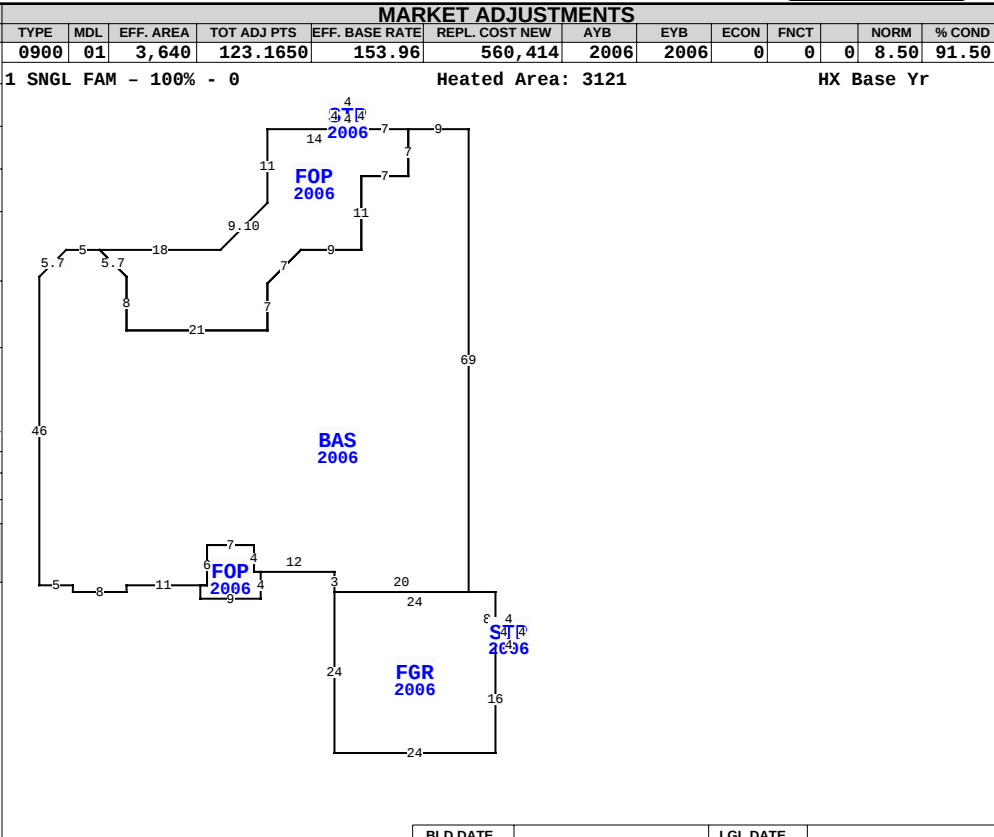
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,121	100	3,121	439,666
FGR	576	55	317	44,657
FOP	62	30	19	2,676
FOP	598	30	179	25,216
STP	16	10	2	282
STP	16	10	2	282

TOTALS	4,389		3,640	512,779
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EXTRA FEATURES		
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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	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	27	270	
2	0855	CONC PAVER	0 100	0	0	844.00	SF	7.00	7.00	100	2006	2006	3	87	5,140	
3	0811	CONCRETE B	0 100	0	0	1,101.00	SF	5.20	5.20	100	2006	2006	3	87	4,981	
4	0861	POOL GUNIT	0 100	0	0	306.00	SF	85.00	85.00	100	2006	2006	3	44	11,444	
5	0911	SCRN RM A	0 100	0	0	1,444.00	SF	17.50	17.50	100	2007	2007	3	31	7,834	
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	620	
7	0812	CONCRETE C	0 100	0	0	4,807.00	SF	4.00	4.00	100	2012	2012	3	93	17,882	
8	0476	VF 6 SBPL	0 100	0	0	300.00	LF	32.00	32.00	100	2024	2018		94	9,024	
9	0470	VNYL GATE	0 100	0	0	4.00	UT	300.00	300.00	100	2024	2018		94	1,128	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000116	C	SFR MARSH	100	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				564,569			
TOTAL MARKET OB/XF VALUE				58,323			
TOTAL LAND VALUE - MARKET				179,000			
TOTAL MARKET VALUE				801,892			
SOH/AGL Deduction				242,306			
ASSESSED VALUE				559,586			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				509,586			
TOTAL JUST VALUE				801,892			
NCON VALUE				10,152			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				655,056			
XFOB:5:1: CC SQFT 1101 INCLUDES CC NEAR GARAGE							
BLDG:1:1: PLYSTROFOAM FILLED W/CC-STEEL FRAME							
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
B25853		XFOB		8,200		03/01/2012	
B18492		SWIM POOL		34,310		09/01/2006	
E17147		ELEC OTHER		6,500		04/01/2006	
M11244		MECH OTHER		0		03/01/2006	
C16309		CO ISSUED		248,850		10/01/2005	
B16309		NEW CONSTR		248,850		10/01/2005	
SALES DATA							
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD
2086/1776		12/02/2016		WD	Q	I	01
						599,000	
GRANTOR: HORTON JAMES W							
GRANTEE: MORRISON ROY E							
1894/1884		8/09/2013		QC	U	I	11
						100	
GRANTOR: HORTON SHEILAH J							
GRANTEE: HORTON JAMES W							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2006] W9 FOP=[YR=2006] W7 STP=[YR=2006] N4 W4 S4 E4\$ W14 S11 L7 D7 W18 D4 R4 S8 E21 N7 R5 U5 E9 N11 E7 N7\$ S7 W7 S11 W9 D5 L5 S7 W21 N8 L4 U4 W5 D4 L4 S46 E5 S1\$ E8 N1 E11 FOP=[YR=2006] S2 E9 N4 W1 N4 W7 S6 W1\$ E1 N6 E7 S4 E12 S3 FGR=[YR=2006] S24 E24 N16 STP=[YR=2006] E4 N4 W4 S4\$ N8 W24\$ E20 N69\$.							

REVIEW DATE 02/23/2024 BY NWA Total Acres: 1.79 Total Land Value: 179,000 Market: 0 Agricultural: 0 Common: 179,000 PRINTED 08/06/2024 BY SYS