



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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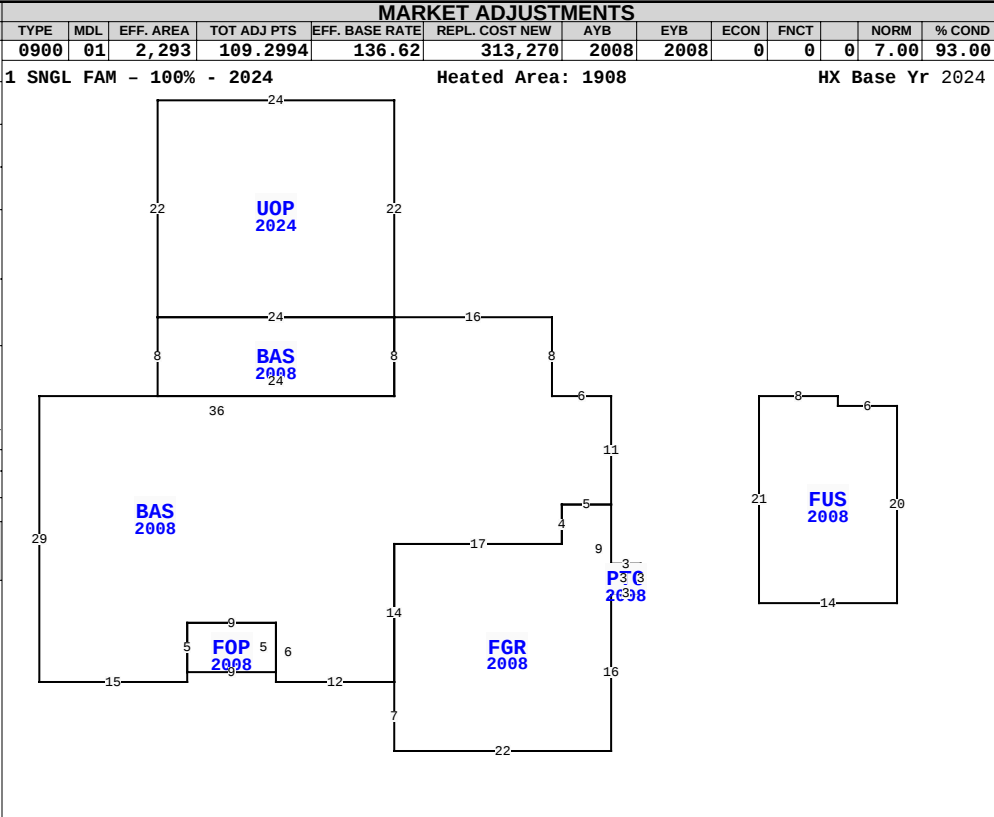
NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	192	24,395
BAS	1,428	100	1,428	181,436
FGR	482	55	265	33,670
FOP	45	30	14	1,779
FUS	288	100	288	36,593
PTO	9	5	0	0
UOP	528	20	106	13,468

TOTALS	2,972		2,293	291,341
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,679.00	SF	4.00
2	0810	CONCRETE A	0	100	0	0	97.00	SF	6.50
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0200	BARN WD 0-	0	100	40	24	960.00	SF	20.00
5	0680	POLE SHED	1	100	24	12	288.00	SF	10.00
6	0855	CONC PAVER	1	100	0	0	225.00	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	1.28



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2008	2008	3	89	5,977	
100	2008	2008	3	89	561	
100	2008	2008	3	92	1,840	
100	2008	2008	3	52	9,984	
100	2024	2023		100	2,880	
100	2024	2023		100	2,250	

TOTAL OB/XF									
23,492									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		291,341	
TOTAL MARKET OB/XF VALUE		23,492	
TOTAL LAND VALUE - MARKET		102,400	
TOTAL MARKET VALUE		417,233	
SOH/AGL Deduction		125,787	
ASSESSED VALUE		291,446	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		241,446	
TOTAL JUST VALUE		417,233	
NCON VALUE		42,819	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,903	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11468	REPAIR/RRF	1,000	08/01/2008
B21781	NON AG BARN	8,640	08/01/2008
M13768	MECH OTHER	0	04/01/2008
C21184	CO ISSUED	0	03/01/2008
R11098	REPAIR/RRF	2,000	03/01/2008
B21184	NEW CONSTR	136,356	03/01/2008

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2676/305	10/23/2023	WD Q	I 01
		SALE PRICE	
		490,000	

GRANTOR: CHILDERS MICKEY & SUS			
GRANTEE: PORCIUNCULA ANGEL			
2145/0009	8/23/2017	QC U	I 11
GRANTOR: FRANCISCO SUSANNE M			
GRANTEE: CHILDERS MICKEY & S			

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2008;ORIG=0,0] W6 N8 W16 S8 W36 S29 E15 N1 N5 E9 S6 E12 N14 E17 N4 E5 N11 \$			
FGR=[YR=2008;ORIG=-22,29] S7 E22 N16 N9 W5 S4 W17 S14 \$			
FUS=[YR=2008;ORIG=15,0] E8 S1 E6 S20 W14 N21 \$			
BAS=[YR=2008;ORIG=-22,-8] W24 S8 E24 N8 \$			
FOP=[YR=2008;ORIG=-43,28] E9 N5 W9 S5 \$			
PTO=[YR=2008;ORIG=0,20] E3 N3 W3 S3 \$			
PTR=[ORIG=0,0] E15 W15 \$			
UOP=[YR=2024;ORIG=-46,-30] E24 S22 W24 N22 \$			