



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

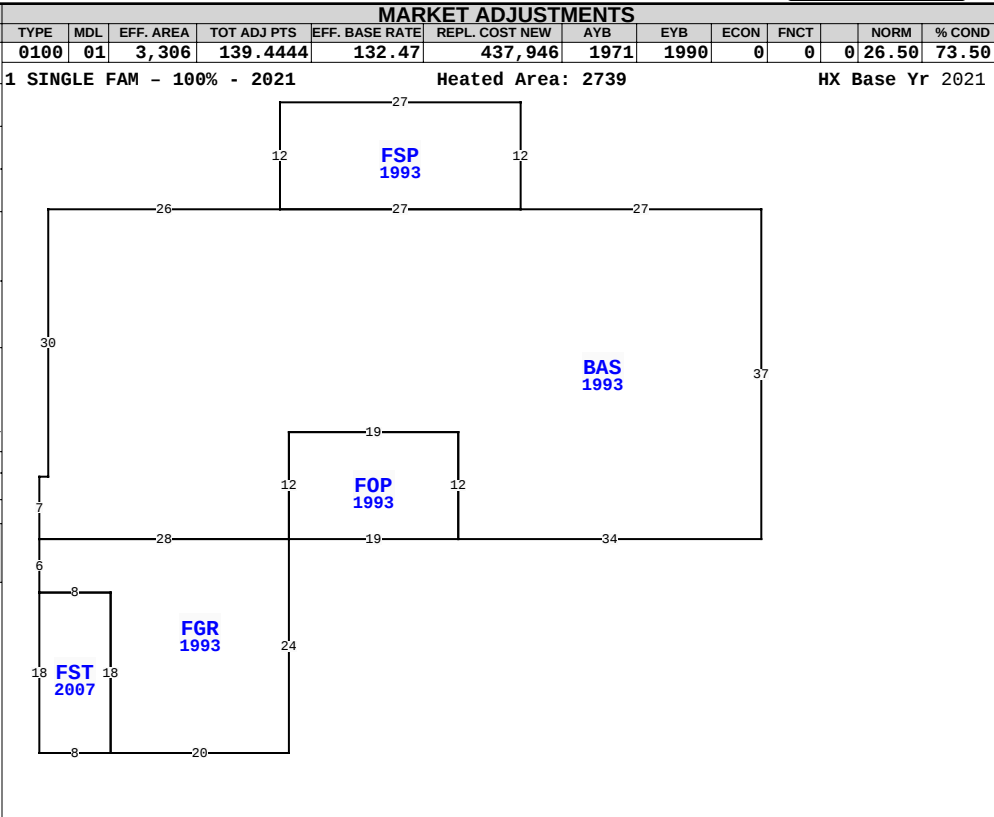
NEIGHBORHOOD/LOC	4082.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,739	100	2,739	266,684
FGR	528	55	290	28,236
FOP	228	30	68	6,621
FSP	324	40	130	12,657
FST	144	55	79	7,692

TOTALS	3,963		3,306	321,890
--------	-------	--	-------	---------

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	0300	BOAT DCK W	0	100	0	0	490.00	SF	40.00
3	0812	CONCRETE C	0	100	0	0	4,366.00	SF	4.00
4	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00
5	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00
7	0681	POLE SHED	0	100	10	15	150.00	SF	15.00
8	0681	POLE SHED	0	100	12	9	108.00	SF	15.00
9	0350	CARPORT WD	0	100	15	10	150.00	SF	13.00
10	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RSF	1150.00	200.00	150.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF									
17,183									
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	0300	BOAT DCK W	0	100	0	0	490.00	SF	40.00
3	0812	CONCRETE C	0	100	0	0	4,366.00	SF	4.00
4	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00
5	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00
7	0681	POLE SHED	0	100	10	15	150.00	SF	15.00
8	0681	POLE SHED	0	100	12	9	108.00	SF	15.00
9	0350	CARPORT WD	0	100	15	10	150.00	SF	13.00
10	0306	BOAT RAMP	0	100	0	0	1.00	UT	3,000.00

TOTAL OB/XF									
17,183									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RSF	1150.00	200.00	150.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		335,024	
TOTAL MARKET OB/XF VALUE		47,765	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		832,789	
SOH/AGL Deduction		251,092	
ASSESSED VALUE		581,697	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		531,697	
TOTAL JUST VALUE		832,789	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		744,145	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003680	REMODEL	35,893	03/08/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2397/0768	9/28/2020	WD	Q	I	01
GRANTOR: MORRIS CHARLES W & LA					SALE PRICE
GRANTEE: JOWERS SEAN M & ANN					
0741/1691	10/18/1995	WD	Q	I	
GRANTOR: PEEPLES GLEN A					256,000
GRANTEE: MORRIS CHARLES & CO					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W27 W27 W26 S30 W1 S7 E28 N12 E19 S12 E34 N37 \$									
FGR=[YR=1993;ORIG=-81,37] S6 E8 S18 E20 N24 W28 \$									
FSP=[YR=1993;ORIG=-27,0] N12 W27 S12 E27 \$									
FOP=[YR=1993;ORIG=-53,37] E19 N12 W19 S12 \$									
FST=[YR=2007;ORIG=-81,43] S18 E8 N18 W8 \$									

[illegible]