



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,919	100	2,919	499,093
FGR	540	55	297	50,781
FOP	114	30	34	5,814
FOP	426	30	128	21,886

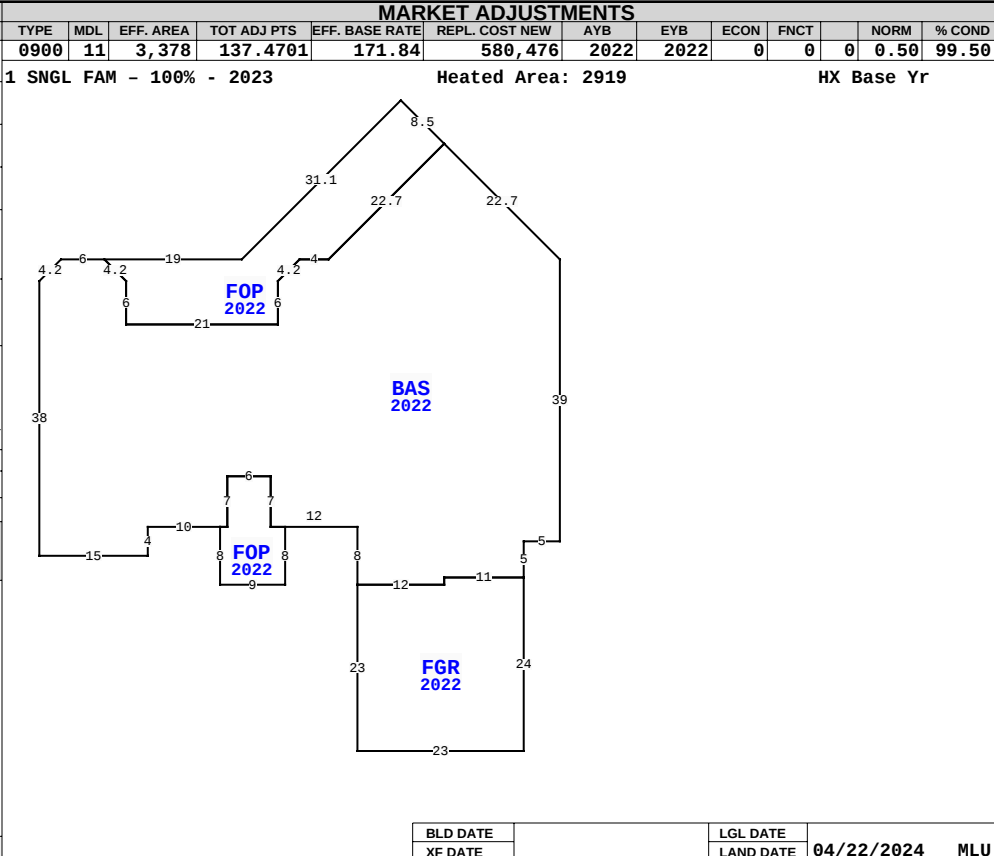
TOTALS	3,999		3,378	577,574
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EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0861	POOL GUNIT	0 100	0	0	450.00	SF	85.00	85.00	100	2022	2022	3	98	37,485	
3	0810	CONCRETE A	0 100	0	0	732.00	SF	6.50	6.50	100	2022	2022	3	100	4,758	
4	0810	CONCRETE A	0 100	0	0	800.00	SF	6.50	6.50	100	2022	2022	3	100	5,200	
5	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	97	4,850	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000116	C	SFR MARSH	100	
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TOTAL OB/XF																54,293
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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		577,574	
TOTAL MARKET OB/XF VALUE		54,293	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		831,867	
SOH/AGL Deduction		52,501	
ASSESSED VALUE		779,366	
TOTAL EXEMPTION VALUE		13	779,366
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		831,867	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		756,666	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005612	SWIM POOL	0	04/12/2022
B2108161	NEW CONSTR	421,829	06/22/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2444/0237	3/03/2021	WD	Q	V	01
GRANTOR: BYERS-NOTTINGHAM KRIS					
GRANTEE: GRUBBS BRANDON E &					
2242/0215	12/07/2018	WD	Q	V	02
GRANTOR: TURNER SYLVIA					
GRANTEE: BYERS-NOTTINGHAM KR					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2022] U16 L16 FOP=[YR=2022] U6 L6 L22 D22 W19 D3 R3 S6 E21 N6 U3 R3 E4 U16 R16 \$ D16 L16 W4 D3 L3 S6 W21 N6 U3 L3 W6 D3 L3 S38 E15 N4 E10 FOP=[YR=2022] S8 E9 N8 W2 N7 W6 S7 W1\$ E1 N7 E6 S7 E12 S8 FGR=[YR=2022] S23 E23 N24 W11 S1 W12\$ E12 N1 E11 N5 E5 N39\$.		