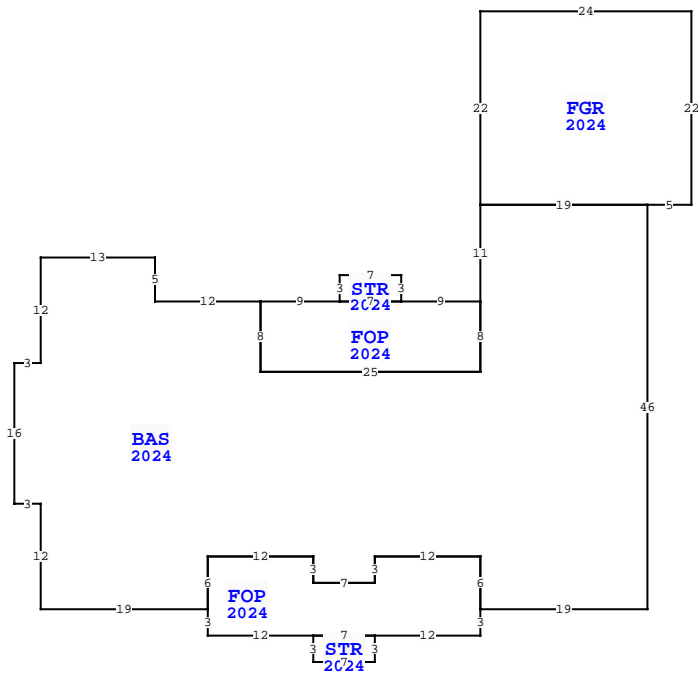


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,372	100	2,372
FGR	528	55	290
FOP	200	30	60
FOP	258	30	77
STR	21	10	2
STR	21	10	2
TOTALS	3,400		2,803

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,803	103.6800	129.60	363,269	2023	2023	0	0	0	0.00	100.00	
1 SNGL FAM - 0% - 2024													
Heated Area: 2372													
HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		382,639	
TOTAL MARKET OB/XF VALUE		13,248	
TOTAL LAND VALUE - MARKET		83,560	
TOTAL MARKET VALUE		479,447	
SOH/AGL Deduction		0	
ASSESSED VALUE		479,447	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		479,447	
TOTAL JUST VALUE		479,447	
NCON VALUE		395,887	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		83,560	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-16148	CO		11/07/2023
B2308425	GARAGE 30X30	59,832	06/29/2023
B2216148	NEW CONSTR	388,383	10/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/0228	1/06/2022	WD	U	V	30	60,000

GRANTOR: MIZELL LARRY S						
GRANTEE: GEIGER THOMAS H & E						
1803/0916	6/22/2012	QC	U	I	11	100
GRANTOR: MIZELL-HODGES LLC						
GRANTEE: MIZELL LARRY S						

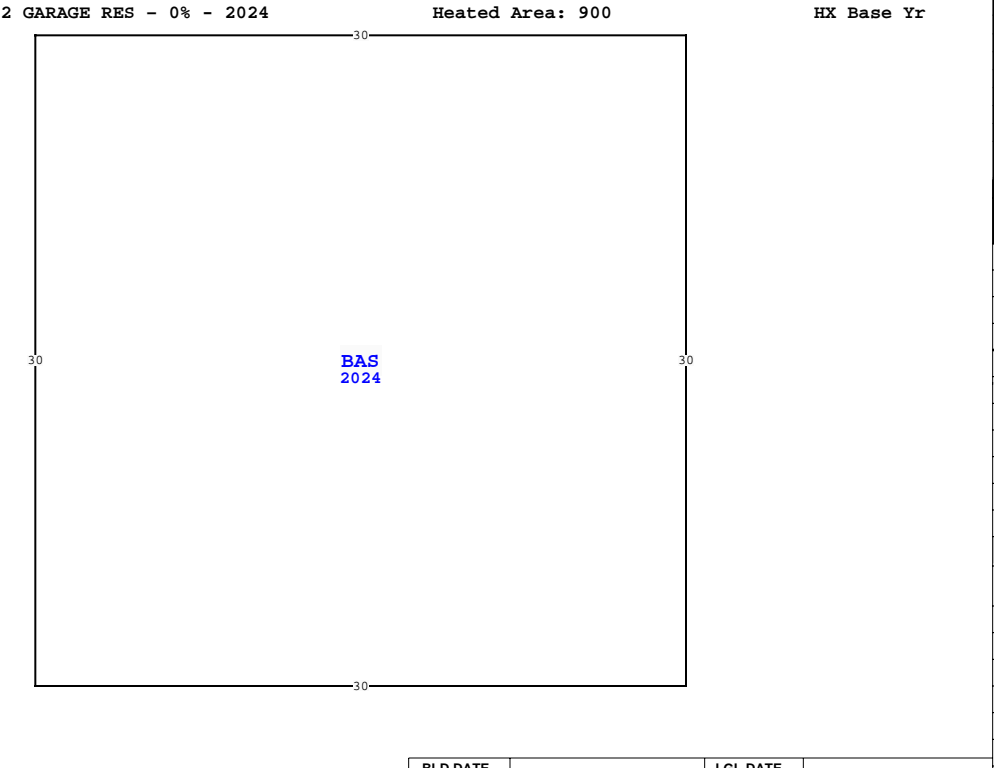
BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2024;ORIG=90,10] W19 S11 S8 W25 N8 W12 N5 W13 S12 W3 S16 E3 S12 E19 N6 E12 S3 E7 N3 E12 S6 E19 N46 \$ FOP=[YR=2024;ORIG=55,21] W9 S8 E25 N8 W9 W7 \$ STR=[YR=2024;ORIG=55,18] E7 S3 W7 N3 \$ FOP=[YR=2024;ORIG=40,59] N3 N6 E12 S3 E7 N3 E12 S6 S3 W12 W7 W12 \$ STR=[YR=2024;ORIG=52,59] E7 S3 W7 N3 \$ FGR=[YR=2024;ORIG=95,10] W5 W19 N22 E24 S22 \$	

EXTRA FEATURES																
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	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
2	0812	CONCRETE C	0	0	0	2,437.00	SF	4.00	4.00	100	2024	2023		100	9,748	

LAND DESCRIPTION		TOTAL OB/XF														13,248								
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0		OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	35,000.00	35,000.00	82,250							
2	009630	C	SWAMP	0		OR	0.00	0.00	2.62	AC		1.00	1.00	1.00	500.00	500.00	1,310							

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	07 NONE 100
Interior Floo	03 CONC FINSH 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Bedrooms	0 100
Bathrooms	0 100
Frame	05 STEEL 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2													



NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		382,639	
TOTAL MARKET OB/XF VALUE		13,248	
TOTAL LAND VALUE - MARKET		83,560	
TOTAL MARKET VALUE		479,447	
SOH/AGL Deduction		0	
ASSESSED VALUE		479,447	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		479,447	
TOTAL JUST VALUE		479,447	
NCON VALUE		395,887	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		83,560	

Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 08		
NEIGHBORHOOD/LOC	8009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	19,370
TOTALS	900		900	19,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0228	1/06/2022	WD	U	V	30	60,000
GRANTOR: MIZELL LARRY S						
GRANTEE: GEIGER THOMAS H & E						
1803/0916	6/22/2012	QC	U	I	11	100
GRANTOR: MIZELL-HODGES LLC						
GRANTEE: MIZELL LARRY S						

EXTRA FEATURES														BLD DATE		LGL DATE		LAND DATE		AG DATE	
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					

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=50,10] E30 S30 W30 N30 \$													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV