



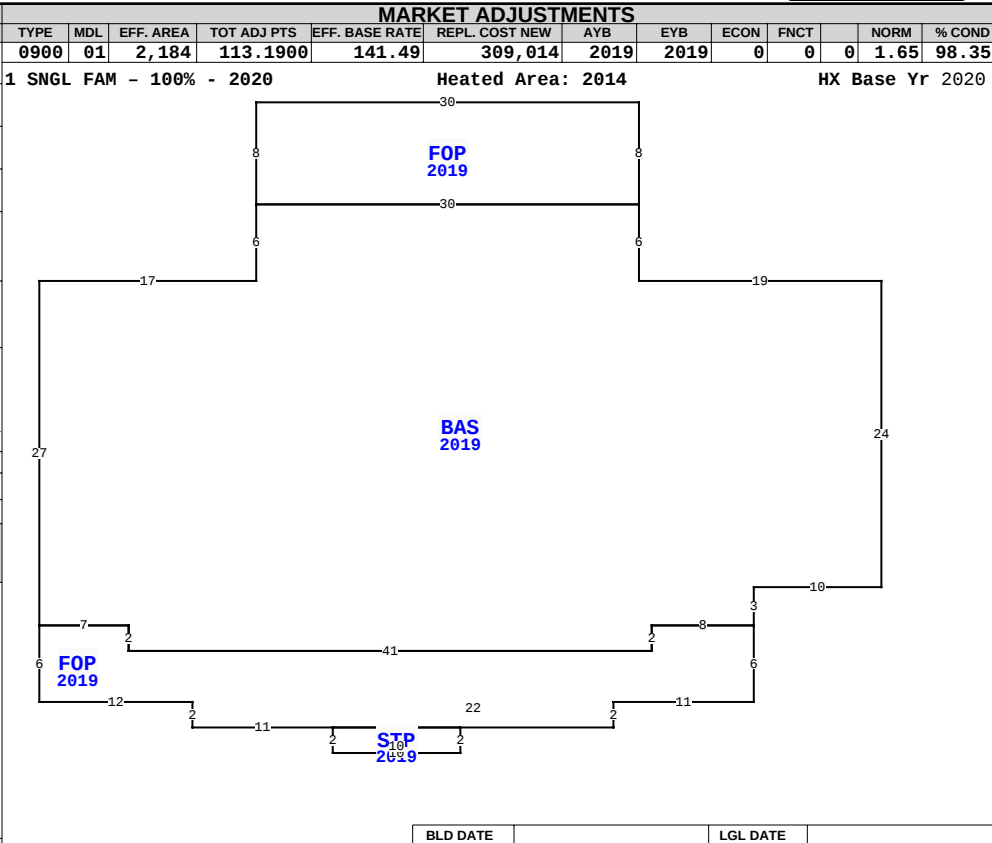
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,014	100	2,014	280,259
FOP	240	30	72	10,019
FOP	320	30	96	13,359
STP	20	10	2	278
TOTALS	2,594		2,184	303,915

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0304	DOCK MD WD	0 100	28	10	280.00	SF	28.00	28.00	100	2003
2	0300	BOAT DCK W	0 100	33	6	198.00	SF	40.00	40.00	100	2003
3	0300	BOAT DCK W	0 100	0	0	585.00	SF	40.00	40.00	100	2003
4	0810	CONCRETE A	0 100	0	0	207.00	SF	6.50	6.50	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	100		OR	0.00	0.00	1.00	LT	1.00



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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		303,915	
TOTAL MARKET OB/XF VALUE		13,850	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		467,765	
SOH/AGL Deduction		157,410	
ASSESSED VALUE		310,355	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		260,355	
TOTAL JUST VALUE		467,765	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		455,663	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005393	PRIVATE PROVIDER	61,558	05/03/2024
18009706	CO ISSUED	0	03/25/2019
18009706	NEW CONSTR	259,701	09/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2213/1299	7/24/2018	WD Q	I	I	01
GRANTOR: HUNTER KENNETH W JR &					
GRANTEE: JARRETT ADRIAN D &					
2169/1603	1/10/2018	WD Q	I	I	01
GRANTOR: ALLISON LANDS INC					
GRANTEE: HUNTER KENNETH W JR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W19 N6 FOP=[YR=2019] N8 W30 S8 E30\$ W30 S6 W17 S27 FOP=[YR=2019] S6 E12 S2 E11 STP=[YR=2019] S2 E10 N2 W10\$ E22 N2 E11 N6 W8 S2 W41 N2 W7\$ E7 S2 E41 N2 E8 N3 E10N24\$.											