

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

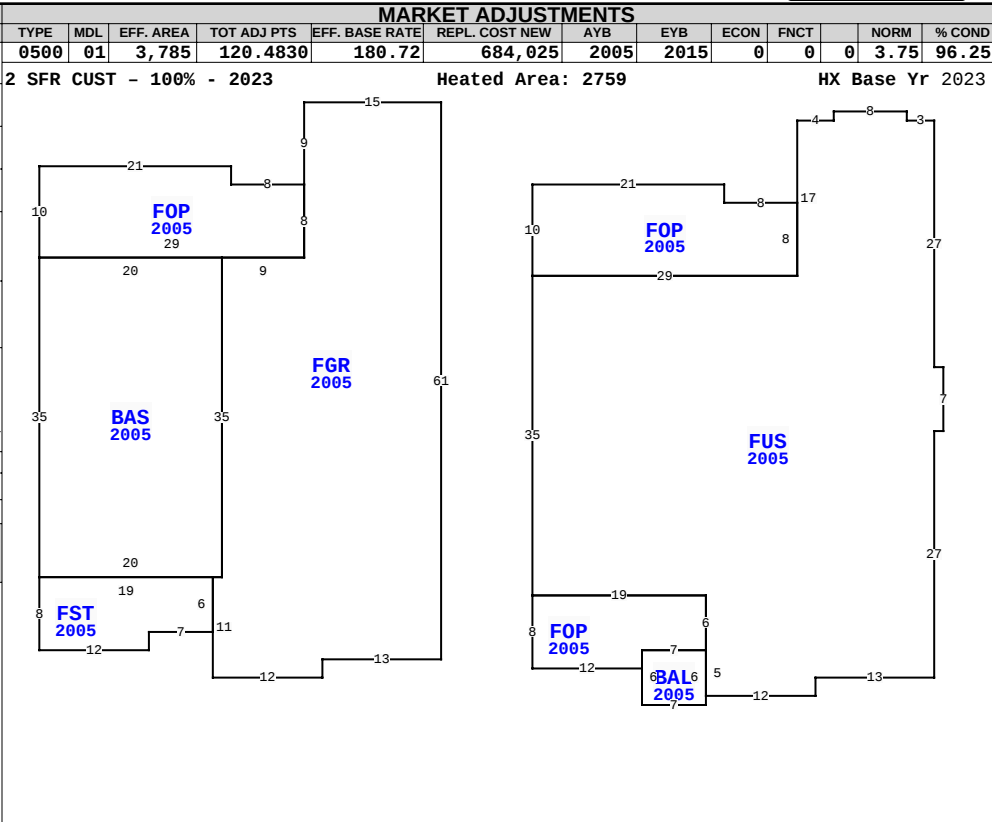
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	42	15	6	1,043
BAS	700	100	700	121,760
FGR	1,344	55	739	128,544
FOP	138	30	41	7,132
FOP	274	30	82	14,263
FOP	274	30	82	14,263
FST	138	55	76	13,220
FUS	2,059	100	2,059	358,148

TOTALS	4,969		3,785	658,374
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
11	0350	CARPORT WD	0 100	24	12	288.00	SF	13.00	13.00	100	
12	0323	BOAT LFT H	2 100	0	0	2.00	UT	2,500.00	2,500.00	100	
13	0920	CWALL-WD/M	2 100	0	0	85.00	LF	390.00	390.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF											
40,771											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			697,745
TOTAL MARKET OB/XF VALUE			107,899
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,105,644
SOH/AGL Deduction			6,954
ASSESSED VALUE			1,098,690
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			1,048,690
TOTAL JUST VALUE			1,105,644
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,066,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/1239	3/11/2022	WD	Q	I	01	1,382,500
GRANTOR: NELSON JOSHUA & DANA						
GRANTEE: BOOKER RANDALL S SR						
2360/1156	5/11/2020	WD	Q	I	01	805,000
GRANTOR: CONOVER DOUGLAS B JR						
GRANTEE: NELSON JOSHUA & DAN						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2005] W15S9FOP=[YR=2005] W8N2W21 S10E29N8S\$S8W9BAS=[YR=2005] W20S35 FST=[YR=2005] S8E12N2E7N6W19\$E20N35\$ S35W1S11E12N2E13N61\$ PTR=E10S9 FOP=[YR=2005] S10FUS=[YR=2005] S35FOP=[YR=2005] S8E12N2E7N6W19\$E19S6BAL=[YR=2005] W7 S6E7N6\$S5E12N2E13N27E1N7W1N27 W3N1W8S1W4S17W29\$E29N8W8N2W21\$ N9W10\$.											