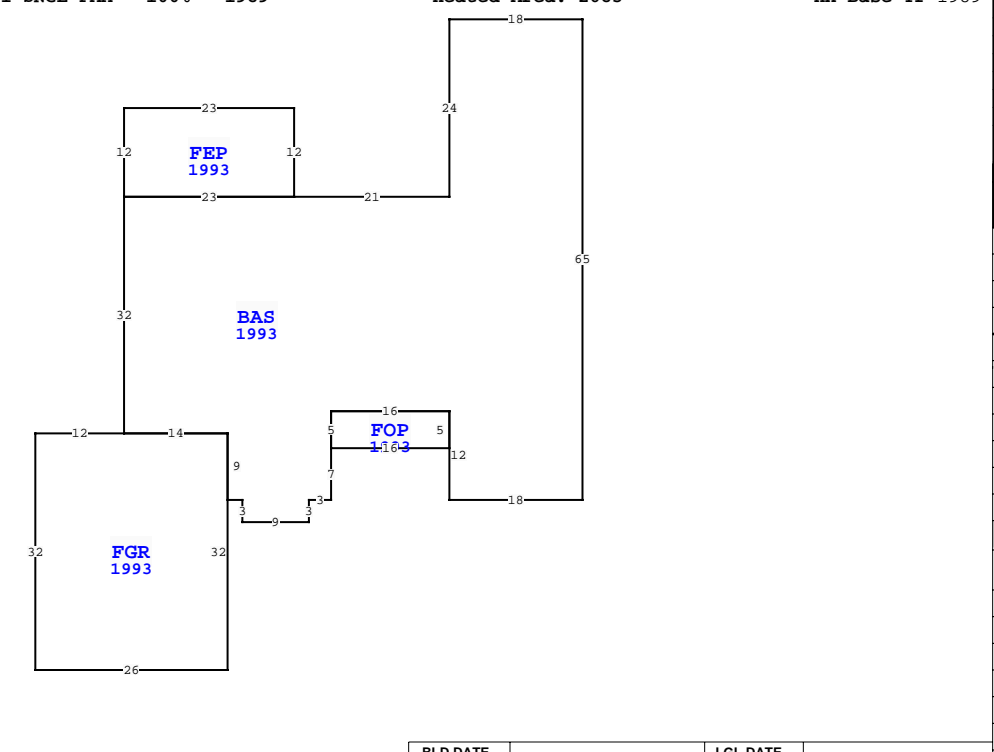




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,386	115.9568	153.06	518,261	1988	1988	0	0	18.00	82.00		
1 SNGL FAM - 100% - 1989 Heated Area: 2683 HX Base Yr 1989													



Quality	06 Quality Level 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	2031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,683	100	1993	2,683	336,741
FEP	276	80	1993	221	27,737
FGR	832	55	1993	458	57,483
FOP	80	30	1993	24	3,012
TOTALS	3,871			3,386	424,974

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE				424,974
TOTAL MARKET OB/XF VALUE				18,173
TOTAL LAND VALUE - MARKET				385,000
TOTAL MARKET VALUE				828,147
SOH/AGL Deduction				529,472
ASSESSED VALUE				298,675
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				247,953
TOTAL JUST VALUE				828,147
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				773,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4607	SWIM POOL	8,200	01/19/1988
4529	NEW CONSTR	86,085	12/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2299/0632	8/21/2019	LE	U	I	11	100
GRANTOR: DWYER JAMES T & SUE A						
GRANTEE: DWYER JAMES ADAM						
0493/0025	7/08/1986	WD	Q	V		34,500
GRANTOR: FDNA BEACH DEV						
GRANTEE: DWYER JAMES T & SUE						

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	0812	CONCRETE C	0	100	0	0	2,290.00	SF	4.00	4.00	100	1988	1988	3	52	4,763	
2	0861	POOL GUNIT	0	100	29	15	435.00	SF	85.00	85.00	100	1988	1988	3	20	7,395	
3	0845	KOOL DECK	0	100	0	0	578.00	SF	7.25	7.25	100	1988	1988	3	52	2,179	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
5	0820	WOOD WALK	0	100	0	0	148.00	SF	11.75	11.75	100	1988	1988	3	40	696	
6	1242	WD DECK A	0	100	0	0	546.00	SF	10.00	10.00	100	1988	1988	3	20	1,092	
7	0855	CONC PAVER	0	100	78	3	234.00	SF	3.00	3.00	100	2006	2006	3	86	604	
8	0825	BRICK	0	100	16	4	64.00	SF	3.75	3.75	100	1990	1990	3	85	204	

BUILDING NOTES				
BLD DATE				
XF DATE				
INC DATE				
LGL DATE				
LAND DATE				
AG DATE				
04/28/2025 MLU				

BUILDING DIMENSIONS									
BAS=[YR=1993] W18 S24 W21 FEP=[YR=1993] N12 W23 S12 E23\$ W23 S32 FGR=[YR=1993] W12 S32 E26N32 W14\$ E14 S9 E2 S3 E9 N3 E3N7 FOP=[YR=1993] E16 N5 W16 S5\$ N5 E16 S12 E18 N65\$.									

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.40	275,000.00	385,000.00	385,000							