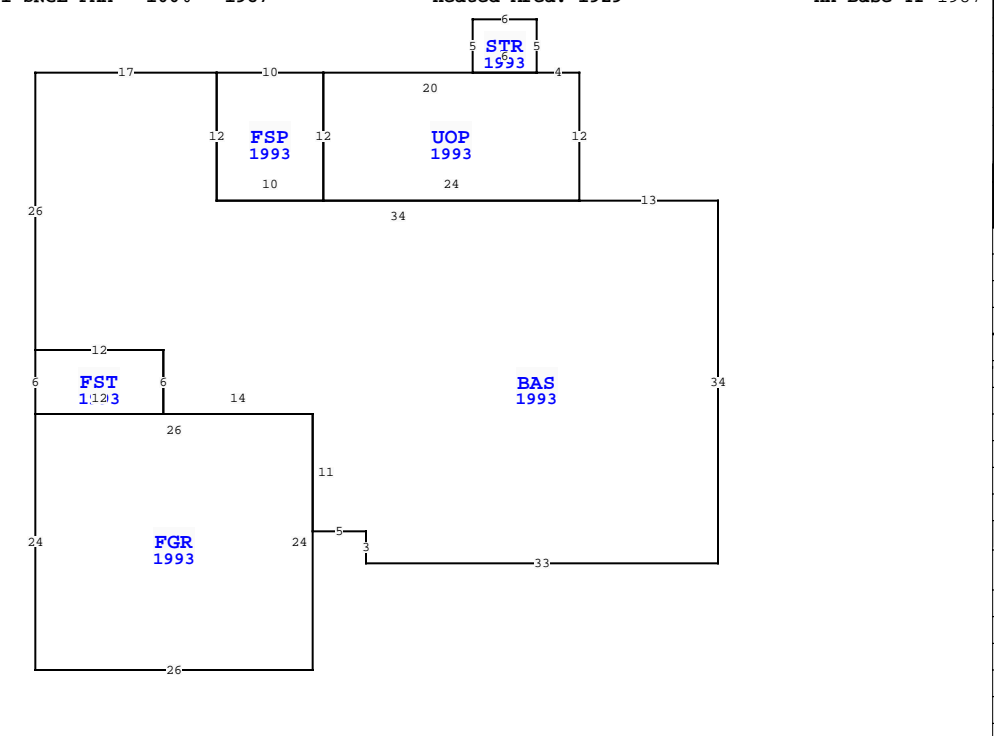


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	2,421	126.1113	166.47	403,024	1986	1986	0	0	19.00	81.00		
1 SNGL FAM - 100% - 1987 Heated Area: 1929 HX Base Yr 1987													



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	1,929	100	1993	1,929	260,108
FGR	624	55	1993	343	46,250
FSP	120	40	1993	48	6,473
FST	72	55	1993	40	5,394
STR	30	10	1993	3	404
UOP	288	20	1993	58	7,821
TOTALS	3,063			2,421	326,449

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE	326,449			
TOTAL MARKET OB/XF VALUE	6,984			
TOTAL LAND VALUE - MARKET	385,000			
TOTAL MARKET VALUE	718,433			
SOH/AGL Deduction	496,991			
ASSESSED VALUE	221,442			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	170,720			
TOTAL JUST VALUE	718,433			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	668,358			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0489/0030	5/09/1986	WD	Q	V		30,900
GRANTOR: FDNA BEACH DEV						
GRANTEE: QUATTLEBAUM KENNETH						

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

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	100	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0812	CONCRETE C	0	100	15	90.00	SF	4.00	4.00	100	1986	1986	3	47	169	
3	0812	CONCRETE C	0	100	0	2,545.00	SF	4.00	4.00	100	1986	1986	3	47	4,785	
TOTAL OB/XF														6,984		

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W13 UOP=[YR=1993] N12 W4 STR=[YR=1993] N5 W6 S5 E6\$ W20 FSP=[YR=1993] W10 S12 E10 N12\$ S12 E24\$ W34 N12 W17 S26 FST=[YR=1993] S6 FGR=[YR=1993] S24 E26 N24 W26\$ E12 N6 W12\$ E12 S6 E14 S11 E5 S3 E33 N34\$.									

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							