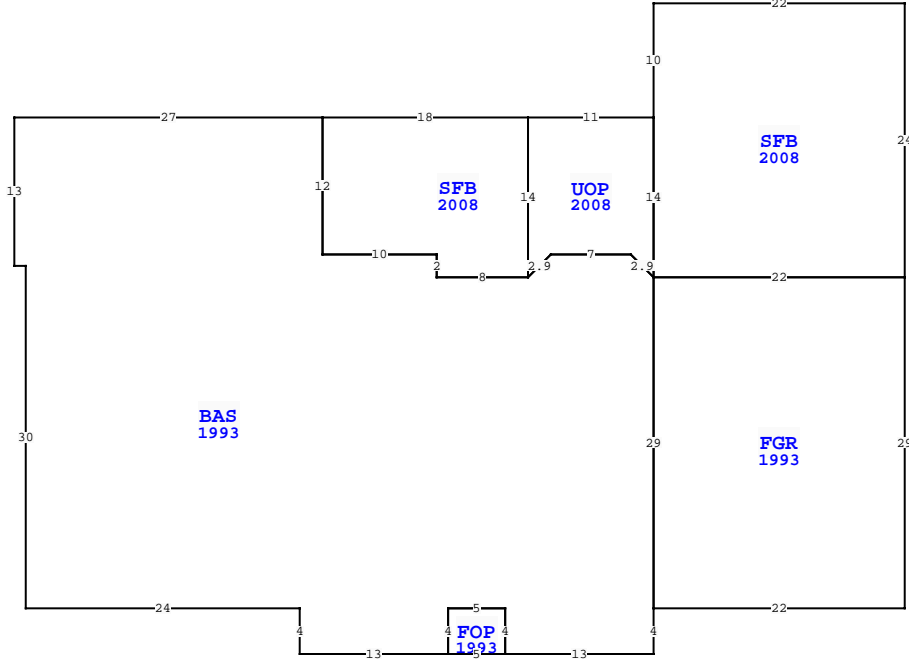


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 80	
Exterior Wall	20	FACE BRICK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	
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
BAS	2,114	100	1993
FGR	638	55	1993
FOP	20	30	1993
SFB	232	80	2008
SFB	528	80	2008
UOP	136	20	2008
TOTALS	3,668		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 1988								
Heated Area: 2722						HX Base Yr 1988					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		396,059	
TOTAL MARKET OB/XF VALUE		12,903	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		683,962	
SOH/AGL Deduction		397,104	
ASSESSED VALUE		286,858	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		236,136	
TOTAL JUST VALUE		683,962	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		640,558	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21589	ADDITION	96,000	07/01/2008
P13316	OTHER	0	07/01/2008
5787	ADDITION	1,632	06/05/1989
B874101	N/A	72,832	05/18/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0525/0501	8/25/1987	WD	Q	I		150,900
GRANTOR: ALMAND AMOS F JR						
GRANTEE: CLINE RAYMOND & M A						
0503/0903	11/21/1986	MS	U	V		645,000
GRANTOR: FDNA BEACH DEV						
GRANTEE: ALMAND AMOS F JR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	41	16	1,000.00	SF	5.20	5.20	100	1987
2	0810	CONCRETE A	0 100	56	7	172.00	SF	6.50	6.50	100	1987
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987
4	0825	BRICK	0 100	0	0	624.00	SF	12.50	12.50	100	1998
5	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	1994
6	0810	CONCRETE A	0 100	0	0	144.00	SF	6.50	6.50	100	2008

TOTAL OB/XF											
12,903											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	

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

BUILDING DIMENSIONS											
SFB=[YR=2008] W22 S10 UOP=[YR=2008] W11 SFB=[YR=2008] W18											
BAS=[YR=1993] W27 S13 E1 S30 E24 S4 E13 FOP=[YR=1993] E5 N4											
W5 S4\$ N4 E5 S4 E13 N4 FGR=[YR=1993] E22 N29 W22 S29\$ N29 L2											
U2 W7 D2 L2 W8 N2 W10 N12\$ S12 E10 S2 E8 N14\$ S14 R2 U2											
E7 D2 R2 N14\$ S14 E22 N24\$.											

LAND DESCRIPTION																								
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
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							