



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 70			
Interior Floor	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Units		0 100			
Quality		03 Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	2038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,844	100	2024	2,844	762,306
FGR	273	55	2024	150	40,206
FGR	462	55	2024	254	68,082
FOP	170	30	2024	51	13,670
FSP	253	40	2024	101	27,072
FUS	991	100	2024	991	265,628
STR	60	10	2024	6	1,608
TOTALS	5,053			4,397	1,178,572

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	4,397	169.6464	268.04	1,178,572	2023	2023	0	0	0.00	100.00
1 SFR CUST - 100% - 2024 Heated Area: 3835 HX Base Yr 2024											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,178,572	
TOTAL MARKET OB/XF VALUE		51,311	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		1,479,883	
SOH/AGL Deduction		653,515	
ASSESSED VALUE		826,368	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		775,646	
TOTAL JUST VALUE		1,479,883	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,113,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0530	0912-26*57	36,833	10/11/2023
2021-1763	C0		09/28/2023
20211763	NEW CONSTR	0	03/01/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2543/0344	2/28/2022	WD	Q	V	01
GRANTOR: SUMMERWOODS OF AMELIA					
GRANTEE: LEE RICHARD & POLLY					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2024;ORIG=10,10] E57 S37 E6 S21 W21 N6 W21 N16 W21 N36 \$					
FGR=[YR=2024;ORIG=52,68] E21 S13 W21 N11 N2 \$					
FOP=[YR=2024;ORIG=52,62] W21 S6 W1 S2 E22 N2 N6 \$					
FGR=[YR=2024;ORIG=31,46] W21 S22 E20 E1 N6 N16 \$					
FUS=[YR=2024;ORIG=83,56] E28 N4 E10 N1 E4 S5 E15 N15 W17 N10 W23 S12 W17 S13 \$					
STR=[YR=2024;ORIG=111,52] E10 N1 E4 S5 W14 N4 \$					
FSP=[YR=2024;ORIG=100,31] E23 N11 W23 S11 \$					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2024
2	0855	CONC PAVER	0 100	0	0	1,306.00	SF	10.00	10.00	100	2024
3	0912	SCRN RM G	0 100	57	26	1,482.00	SF	20.00	20.00	100	2024
4	0855	CONC PAVER	0 100	0	0	750.00	SF	10.00	10.00	100	2024

LAND DESCRIPTION												TOTAL OB/XF												51,311											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																		
REVIEW DATE		02/05/2024		BY	TW	Total Acres: 0.00		Total Land Value: 250,000				Market: 0		Agricultural: 0		Common: 250,000		PRINTED 07/30/2025 BY SYS																	