



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3036.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100	1999	2,170	344,661
FGR	525	55	1999	289	45,902
FOP	80	30	1999	24	3,812
FOP	144	30	1999	43	6,829
FST	32	55	1999	18	2,859
FST	42	55	1999	23	3,653
FUS	208	100	1999	208	33,037
FUS	900	100	1999	900	142,947
STR	180	10	2008	18	2,859
UOP	68	20	1999	14	2,223
TOTALS	4,349			3,707	588,783

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0	3.00	UT 3,500.00	
2	0810	CONCRETE A	0	100	0	0	2,362.00	SF 6.50	
3	0825	BRICK	0	100	0	0	1,086.00	SF 8.75	
4	0100	BAR-B-Q	0	100	0	0	1.00	UT 300.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,707	114.8850	181.52	672,895	1999	1999	0	0
1 SFR CUST - 100% - 2000									
Heated Area: 3278									
HX Base Yr 2000									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100	0003	RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					588,783				
TOTAL MARKET OB/XF VALUE					29,208				
TOTAL LAND VALUE - MARKET					500,000				
TOTAL MARKET VALUE					1,117,991				
SOH/AGL Deduction					717,546				
ASSESSED VALUE					400,445				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					349,723				
TOTAL JUST VALUE					1,117,991				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,091,899				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709428	WINDOWS	7,100	10/26/2017
M1217663	H/AC	0	10/01/2012
B9805407	NEW CONSTR	157,000	09/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0778/1729	12/09/1996	WD	Q	V		35,000	
GRANTOR: PLANTATION POINT JOIN							
GRANTEE: WELBORN JAMES H & L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W17 STR=[YR=2008] N10 W18 S10 E18\$ FOP=[YR=1999] W18 S8 E18 N8\$ S8 W18 N8 W25 S19 W2 S7 E2 S13 FGR=[YR=1999] W2 S5 UOP=[YR=1999] W6 S12 E5 N4 E1 N8 \$ S20 E21 N25 W19 \$ E29 FOP=[YR=1999] S5 E10 N5 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E13 N1 E10 N38 \$ PTR=E15 FST=[YR=1999] E4 FUS=[YR=1999] E28 S30 W32 N5 W2 N6 E2 N7 E4 S2 E4 N6 W4 N8 \$ S8 W4 N8 \$ W15 \$PTR= N15 FUS=[YR=1999] N16 FST=[YR=1999] N6 W7 S6 E7 \$ W13 S16 E13 \$ S15 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100	0003	RSF-1	0.00	0.00	1.00