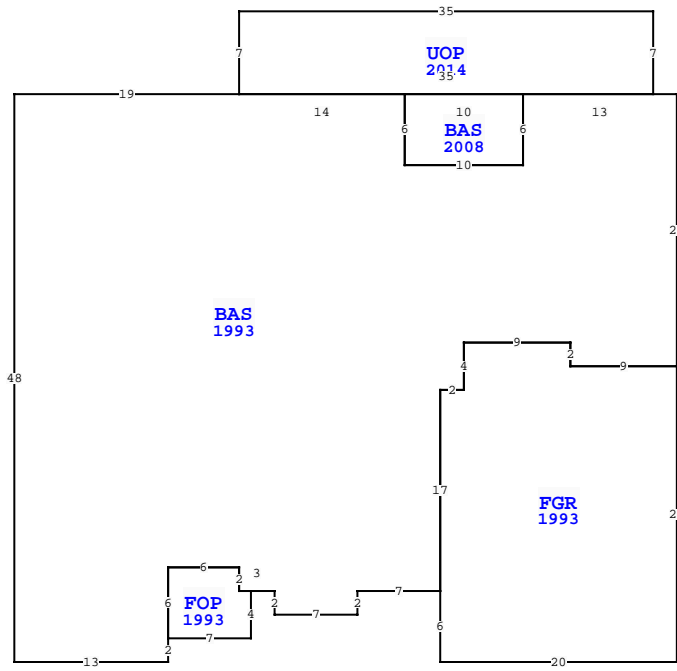


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC		3036.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,978	100	1993
BAS	60	100	2008
FGR	514	55	1993
FOP	40	30	1993
UOP	245	20	2014
TOTALS	2,837		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,382	94.8150	125.16	298,131	1993	1993		0	0	15.15	84.85
1 SNGL FAM - 100% - 2017 Heated Area: 2038 HX Base Yr 2017												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		252,964	
TOTAL MARKET OB/XF VALUE		46,851	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		649,815	
SOH/AGL Deduction		315,877	
ASSESSED VALUE		333,938	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		283,216	
TOTAL JUST VALUE		649,815	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		639,919	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429370	SCRNRM	23,595	09/01/2014
B1429153	SWIM POOL	30,000	08/01/2014
8744	NEW CONSTR	74,265	03/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/953	11/20/2023	WD	U	I	11	100
GRANTOR: DUVALL VIRGINIA						
GRANTEE: DUVALL VIRGINIA L T						
2026/0220	1/28/2016	WD	Q	I	01	475,000
GRANTOR: MOORE KATHY L & RAYMO						
GRANTEE: DUVALL VIRGINIA						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
UOP=[YR=2014] W35 S7 BAS=[YR=1993] W19 S48 E13 N2	
FOP=[YR=1993] E7 N4 W1 N2 W6 S6\$ N6 E6 S2 E3S2 E7 N2 E7	
FGR=[YR=1993] S6 E20 N25W9 N2 W9 S4 W2 S17\$ N17 E2 N4 E9 S2	
E9 N23 W13 BAS=[YR=2008] W10 S6 E10 N6\$ S6 W10 N6 W14\$ E35 N7\$.	

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	0810	CONCRETE A	0	100	0	0	199.00	SF	6.50	6.50	100	1993	1993	3	64	828	
2	0812	CONCRETE C	0	100	0	0	1,130.00	SF	4.00	4.00	100	1993	1993	3	64	2,893	
3	0810	CONCRETE A	0	100	18	12	216.00	SF	6.50	6.50	100	1994	1994	3	66	927	
4	0861	POOL GUNIT	0	100	0	0	403.00	SF	85.00	85.00	100	2014	2014	3	71	24,321	
5	0911	SCRN RM A	0	100	0	0	804.00	SF	17.50	17.50	100	2014	2014	3	60	8,442	
6	0462	ST/AL FNC	0	100	0	0	930.00	SF	10.00	10.00	100	2014	2014	3	71	6,603	
7	0855	CONC PAVER	0	100	0	0	401.00	SF	7.00	7.00	100	2014	2014	3	94	2,639	
8	0855	CONC PAVER	0	100	5	3	15.00	SF	7.00	7.00	100	2014	2014	3	94	99	
9	0855	CONC PAVER	0	100	5	3	15.00	SF	7.00	7.00	100	2014	2014	3	94	99	
TOTAL OB/XF															46,851		

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	0003	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							