



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,099	100	1993	2,099	275,130
FOP	183	30	1993	55	7,209
FOP	240	30	1993	72	9,438
FUS	1,488	100	1993	1,488	195,042
SFB	506	80	1993	405	53,086
TOTALS	4,516			4,119	539,905

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0510	GARAGE WD-	0	0	20	25	500.00	SF	35.00	35.00	
3	0510	GARAGE WD-	0	0	30	25	750.00	SF	35.00	35.00	
4	0825	BRICK	0	0	0	0	957.00	SF	12.50	12.50	
5	0858	SCULP CONC	0	0	0	0	1,468.00	SF	13.00	13.00	
6	0811	CONCRETE B	0	0	0	0	962.00	SF	5.20	5.20	
7	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	
8	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	
9	1076	TRELLIS A	0	0	0	0	245.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000132	C	RES RIVER	0		RSF	1180.00	100.00	180.00	FF	
2	000100	C	RES	0		RSF	1 0.00	0.00	3.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,119	122.0000	192.76	793,978	1967	1980	0	0	32.00	68.00
1 SFR CUST - 0% - 2024											
Heated Area: 3992											
HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/16/2025 MLU											

TOTAL OB/XF											
39,510											

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39,510											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		539,905	
TOTAL MARKET OB/XF VALUE		39,510	
TOTAL LAND VALUE - MARKET		3,112,500	
TOTAL MARKET VALUE		3,691,915	
SOH/AGL Deduction		0	
ASSESSED VALUE		3,691,915	
TOTAL EXEMPTION VALUE		35	
BASE TAXABLE VALUE		2,714,510	
TOTAL JUST VALUE		3,691,915	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		3,556,690	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603485	REMODEL	12,750	12/01/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2622/1378	3/01/2023	WD U	I	17	
GRANTOR: SELLER LAWRENCE E JR					
GRANTEE: AMELIA BAPTIST CHUR					
0306/0053	12/01/1979	WD U	I		150,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=1993] W23 BAS=[YR=1993] N11 W13 FOP=[YR=1993] W35 S6 E14 N3 E9 S3 E12 N6\$ S6 W12 N3 W9 S3 W14 S5 W23 S22 E23 S4 E9 FOP=[YR=1993] S8 E30 N8 W30\$ E39 N26\$ S22 E23 N22\$ PTR=E15 FUS=[YR=1993] E48 S31 W48 N31\$ W15\$.											