

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame
Stories
Units
BUD8 Adjustme
Occupancy

19
03
03
05
12
02
03
03
1.

05
00

COMMON BRK 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
HARDWOOD 100
WINDOW 100
FORCED AIR 100
2 100
MASONRY 100
1. 100
0 100
DIST 1A 100
NONE 100

Quality
DOR CODE
MAP NUM
NEIGHBORHOOD/LOC

03
0100

2018.00

Quality Level 03
SINGLE FAMILY
MKT AREA
02

AREA TYPE
TOTAL GROSS AREA
PCT OF BASE
YEAR
TOT ADJ AREA
SUBAREA MARKET VALUE

1,275
36
216
168

100
30
20
30

1993
1993
1993
1999

1,275
11
43
50

106,398
918
3,588
4,172

TOTALS1,6951,379115,077

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,379122.7200122.72169,2311960198000032.0068.00

1 SINGLE FAM - 100% - 1982Heated Area: 1275HX Base Yr 1982

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/11/2024MLU

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.0010019601960321735

20681POLE SHED01001022220.00SF15.0015.0010019991999326858

30510GARAGE WD-01001424336.00SF35.0035.00100199919993263,058

40351CARPORT MT01003316528.00SF7.107.1010019991999320750

50825BRICK01001312156.00SF6.256.2510019801980372702

60940SHEDS/PORT01001212144.00SF30.0030.0010020042004321907

70350CARPORT WD010012560.00SF13.0013.0010020042004321164

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-2169.00150.00169.00FF1.001.001.001,300.001,300.00219,700

REVIEW DATE05/12/2019BYKBATotal Acres: 0.00Total Land Value: 219,700Market: 0Agricultural: 0Common: 219,700PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 8BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

STANDARD115,0777,174219,700341,951230,451111,50050,72260,778341,9510337,248

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSNSALE PRICE

2791/8755/30/2025WDQI01340,000

GRANTOR:BLACKER HOLLY M

GRANTEE:IMUA PROPERTY INVES

1571/08946/02/2008FJU I 110

GRANTOR:CLERK OF COURT

GRANTEE:BLACKER HOLLY M

BUILDING NOTES

BAS=[YR=1993] W13 USP=[YR=1999] N12 W14 S12 E14 \$ W30 S33 E25 FOP=[YR=1993] S6 E6 UCP=[YR=1993] E12 N18 W12 S18 \$ N6 W6 \$ E6 N12 E12 N21 \$.