



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5 100	
Bathrooms	4 100	
Frame	02	WOOD FRAME 100
Stories	2. 100	
Units	0 100	
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

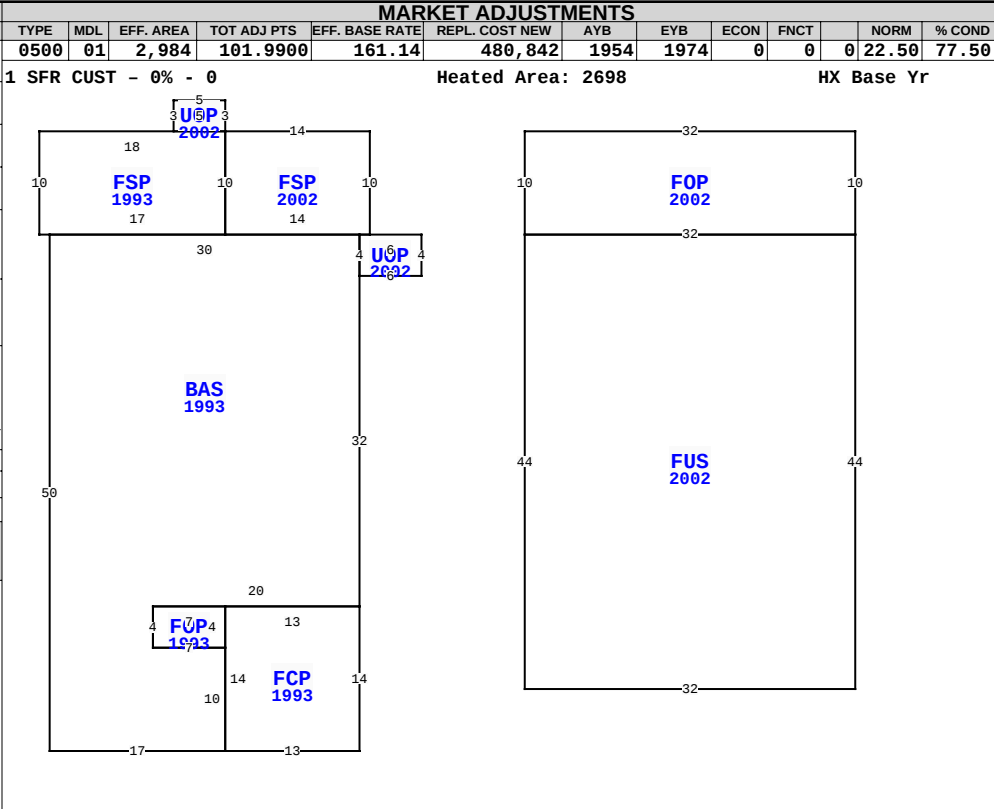
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 1052.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	1993	1,290	161,100
FCP	182	25	1993	46	5,744
FOP	28	30	1993	8	999
FOP	320	30	2002	96	11,988
FSP	180	40	1993	72	8,992
FSP	140	40	2002	56	6,994
FUS	1,408	100	2002	1,408	175,836
UOP	15	20	2002	3	374
UOP	24	20	2002	5	625

TOTALS	3,587			2,984	372,653
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	0	0	0	990.00	SF	5.20	5.20	100
2	0471	VINYL FNC	0	0	0	0	30.00	LF	32.00	32.00	100
3	1242	WD DECK A	0	0	12	11	132.00	SF	10.00	10.00	100
4	0820	WOOD WALK	0	0	0	0	97.00	SF	11.75	11.75	100
5	0810	CONCRETE A	0	0	13	6	78.00	SF	6.50	6.50	100
6	0415	BEACHWALK	0	0	0	0	396.00	SF	5.75	5.75	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	RES OCEAN	0		R-2	50.00	290.00	50.00	FF	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
3,139											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		372,653	
TOTAL MARKET OB/XF VALUE		3,139	
TOTAL LAND VALUE - MARKET		950,000	
TOTAL MARKET VALUE		1,325,792	
SOH/AGL Deduction		23,070	
ASSESSED VALUE		1,302,722	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,302,722	
TOTAL JUST VALUE		1,325,792	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,184,293	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B012398	REMODEL	6,000	10/31/2001
B0011849	ADDITION	78,988	08/13/2001
B990205	REPAIR/RRF	1,000	04/12/1999
B9064	REPAIR/RRF	1,450	05/05/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2754/1616	10/24/2024	SW	U	I	16
GRANTOR: JOHNSON JOEL M					
GRANTEE: JOHNSON JAMES D					
2754/1614	10/24/2024	QC	U	I	11
GRANTOR: NELL & ELSTON JOHNSON					
GRANTEE: JOHNSON JOEL M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2002] W14 UOP=[YR=2002] N3 W5 S3 E5 \$ FSP=[YR=1993] W18 S10 E1 BAS=[YR=1993] S50 E17 FCP=[YR=1993] E13 N14 W13 FOP=[YR=1993] W7 S4 E7 N4 \$ S14 \$ N10 W7 N4 E20 N32 UOP=[YR=2002] E6 N4 W6 S4 \$ N4 W30\$ E17 N10 \$ S10 E14 N10 \$ PTR= E15 FOP=[YR=2002] E32 S10 FUS=[YR=2002] S44 W32 N44 E32 \$ W32 N10 \$ W15 \$.											