



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1056.00		

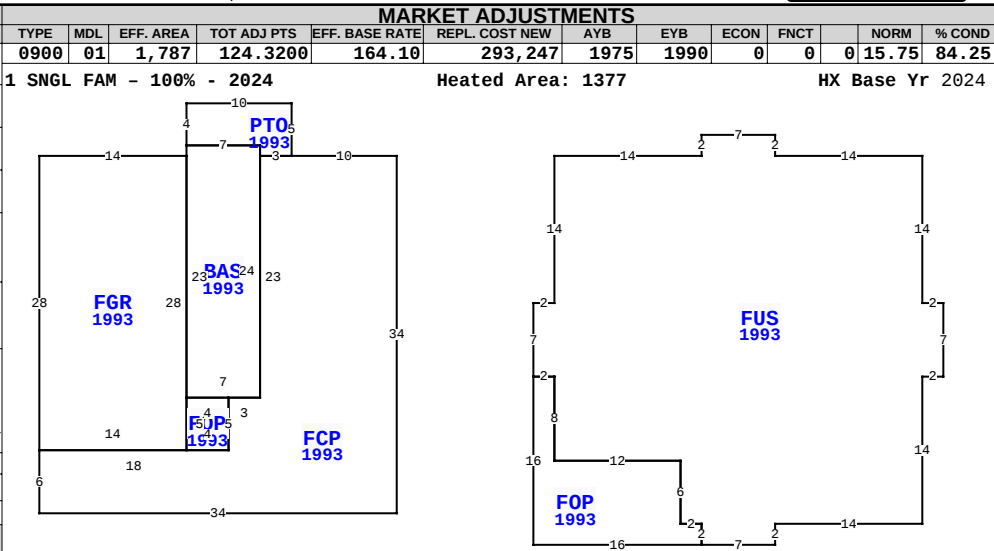
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100	1993	168	23,227
FCP	583	25	1993	146	20,185
FGR	392	55	1993	216	29,863
FOP	20	30	1993	6	830
FOP	132	30	1993	40	5,530
FUS	1,209	100	1993	1,209	167,149
PTO	43	5	1993	2	276

TOTALS	2,547			1,787	247,061
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,068.00	SF	6.50
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00
3	0810	CONCRETE A	0	100	0	0	276.00	SF	6.50
4	1241	WD DECK G	0	100	0	0	227.00	UT	23.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	65.00	120.00	65.00

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
3,798									

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3,798									

REVIEW DATE	05/12/2019	BY	KBA
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Total Acres:	0.00	Total Land Value:	585,000	Market:	0	Agricultural:	0	Common:	585,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		247,061	
TOTAL MARKET OB/XF VALUE		3,798	
TOTAL LAND VALUE - MARKET		585,000	
TOTAL MARKET VALUE		835,859	
SOH/AGL Deduction		0	
ASSESSED VALUE		835,859	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		785,137	
TOTAL JUST VALUE		835,859	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		823,592	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033618	REMODEL	1,000	08/06/2003
9719598	REPAIR/RRF	2,600	07/11/1997
B959352	REMODEL	4,000	09/28/1995
7221	REMODEL	6,500	07/24/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2651/1964	6/30/2023	WD	Q	I	01	925,000	
GRANTOR: TRANHAM JAMES G III							
GRANTEE: BAKER REVOCABLE LIV							
1341/1942	8/15/2005	QC	Q	I	01	100	
GRANTOR: GREEN DONNIE TRANHAM							
GRANTEE: TRANHAM JAMES G II							

BUILDING NOTES									
BUILDING DIMENSIONS									
FCP=[YR=1993] W10 PTO=[YR=1993] N5 W10 S4BAS=[YR=1993] S1 FGR=[YR=1993] W14 S28 E14 FOP=[YR=1993] E4 N5 W4 S5 \$ N28 \$ S23 E7 N24 W7 \$ E7 S1 E3 \$ W3 S23 W3 S5 W18 S6 E34 N34 \$ PTR= E15 FUS=[YR=1993] E14 N2 E7 S2 E14 S14 E2 S7 W2 S14 W14 S2 W7 FOP=[YR=1993] W16 N16 E2 S8 E12 S6 E2 S2 \$ N2 W2 N6 W12 N8 W2 N7 E2 N14 \$ W15 \$.									

TOTAL OB/XF									
3,798									

REVIEW DATE	05/12/2019	BY	KBA
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Total Acres:	0.00	Total Land Value:	585,000	Market:	0	Agricultural:	0	Common:	585,000
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