

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	50
Interior Wall	04	PLYWOOD	50
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
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
BUD4 Adjustme	40	. 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		1057.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,098	100	1993
FOP	200	30	1993
FOP	220	30	1993
TOTALS	2,518		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0100	01	2,224	148.9600	148.96	331,287	1950	1980		0	0	18.25	81.75												
1 SINGLE FAM - 0% - 0																								
Heated Area: 2098																								
HX Base Yr																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td>05/07/2025</td> </tr> <tr> <th>XF DATE</th> <th>LAND DATE</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <th>INC DATE</th> <th>AG DATE</th> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	LGL DATE		05/07/2025	XF DATE	LAND DATE			INC DATE	AG DATE		
BLD DATE	LGL DATE																							
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			292,904
TOTAL MARKET OB/XF VALUE			12,162
TOTAL LAND VALUE - MARKET			439,875
TOTAL MARKET VALUE			744,941
SOH/AGL Deduction			11,045
ASSESSED VALUE			733,896
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			733,896
TOTAL JUST VALUE			744,941
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			667,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130290	STORAGE SHED 128S	4,000	02/12/2013
20051082	REPAIR/RRF	3,000	01/20/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/1970	6/02/2021	WD Q	Q	I	01	625,000
GRANTOR: BADGER GARY D & ROBIN						
GRANTEE: GODWIN ANNETTE B						
1804/0089	7/20/2012	WD Q	Q	I	01	412,000
GRANTOR: SORENSON RANDALL C &						
GRANTEE: BADGER GARY D & ROB						

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	0940	SHEDS/PORT	0	0	10	100.00	SF	30.00	30.00	100	1995	1995	3	20	600	
2	0810	CONCRETE A	0	0	0	264.00	SF	6.50	6.50	100	1980	1980	3	30	515	
3	0810	CONCRETE A	0	0	0	1,643.00	SF	6.50	6.50	100	1995	1995	3	68	7,262	
4	0810	CONCRETE A	0	0	0	260.00	SF	6.50	6.50	100	1997	1997	3	72	1,217	
5	1076	TRELLIS A	0	0	10	140.00	SF	7.50	7.50	100	2010	2010	3	56	588	
6	0940	SHEDS/PORT	0	0	10	120.00	SF	30.00	30.00	100	2013	2013	3	55	1,980	
TOTALS													2,224	270,827		

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		0	0006	R-1	69.00	125.00	69.00	FF	1.00	1.00	0.85	7,500.00	6,375.00	439,875								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 100	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1057.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	220	100	2008
UOP	80	20	2008
TOTALS	300		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	- 0%	- 0								
Heated Area: 220						HX Base Yr					
BLD DATE: 05/07/2025 MLU XF DATE: _____ INC DATE: _____											

NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
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Tax Group: 2	Tax Dist:		
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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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W22 S10 E2 UOP=[YR=2008] S8 E10 N8 W10\$ E20 N10\$.	

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