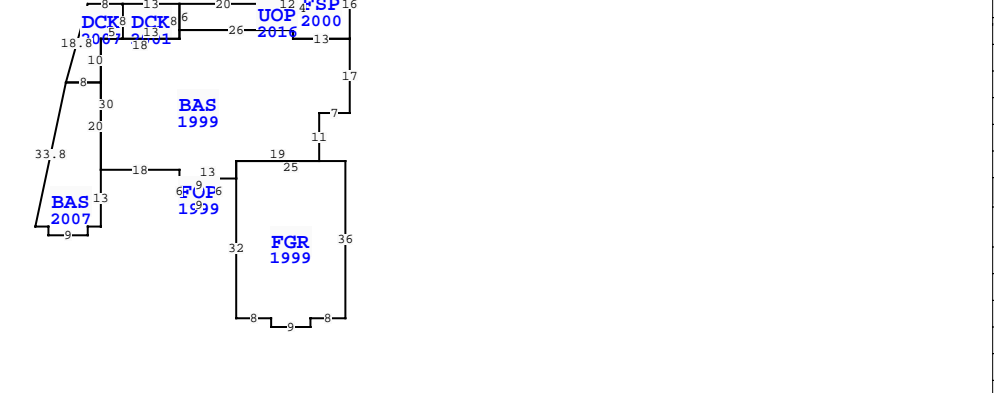


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	14 WD SHINGLE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	4,443	132.8800	175.40	779,302	1999	2002	0	0	0	11.00	89.00		
1 SNGL FAM - 100% - 2025														
Heated Area: 3744 HX Base Yr 2025														



** This building has 11 Sub-Areas

BLD DATE	LGL DATE	03/18/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

Quality		05 Quality Level 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC 1007.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	220	15	2007	33	5,151
BAS	1,659	100	1999	1,659	258,980
BAS	398	100	2007	398	62,130
DCK	104	10	2001	10	1,561
DCK	139	10	2007	14	2,186
FGR	918	55	1999	505	78,834
FOP	54	30	1999	16	2,497
FSP	208	40	2000	83	12,957
FUS	749	100	1999	749	116,924
FUS	938	100	2007	938	146,427
TOTALS	5,579			4,443	693,579

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		693,579	
TOTAL MARKET OB/XF VALUE		107,442	
TOTAL LAND VALUE - MARKET		682,600	
TOTAL MARKET VALUE		1,483,621	
SOH/AGL Deduction		302,207	
ASSESSED VALUE		1,181,414	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		1,130,692	
TOTAL JUST VALUE		1,483,621	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,454,220	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0276	ENO/ADD	500,000	07/17/2024
20160512	SWIM POOL	42,772	02/25/2016
20061694	H/AC	6,000	07/17/2006
20061177	OTHER	600	05/25/2006
20060829	ELEC OTHER	2,000	04/20/2006
20060695	NEW CONSTR	100,000	04/04/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/570	4/30/2024	SW	U	I	11	100
GRANTOR: COKER DAVID KYLE & JA						
GRANTEE: COKER FAMILY TRUST						
2720/555	4/30/2024	SW	U	I	30	1,218,300
GRANTOR: COKER JACK D JR & SUS						
GRANTEE: COKER DAVID KYLE &						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		03/18/2024	MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	200	
3	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	100	1999	1999	3	20	36	
4	1242	WD DECK A	0	100	8	3	24.00	SF	10.00	10.00	100	2007	2007	3	27	65	
5	0810	CONCRETE A	0	100	0	0	3,350.00	SF	6.50	6.50	100	2000	2000	3	77	16,767	
6	1242	WD DECK A	0	100	0	0	55.00	SF	10.00	10.00	100	2001	2001	3	20	110	
7	0300	BOAT DCK W	0	100	170	5	850.00	SF	80.00	80.00	100	2001	2001	3	28	19,040	
8	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2001	2001	3	20	460	
9	0303	FLT DOCK W	0	100	28	8	224.00	SF	39.00	39.00	100	2001	2001	3	28	2,446	
10	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	800	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		R-1	100.00	212.00	105.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	682,500							
2	009620	C	MARSH	100		R-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 05/12/2019 BY KBA																													
Total Acres: 0.00						Total Land Value: 682,600						Market: 0						Agricultural: 0						Common: 682,600					

