

BLOCK 7 LOTS 5 THRU 8 &
LOTS 1 THRU 4 &
E35 FT OF LOTS 25 THRU 32

OAKWOOD PROPERTIES INC
PO BOX 4200
TUPELO, MS 38803

2025

00-00-31-1680-0007-0050



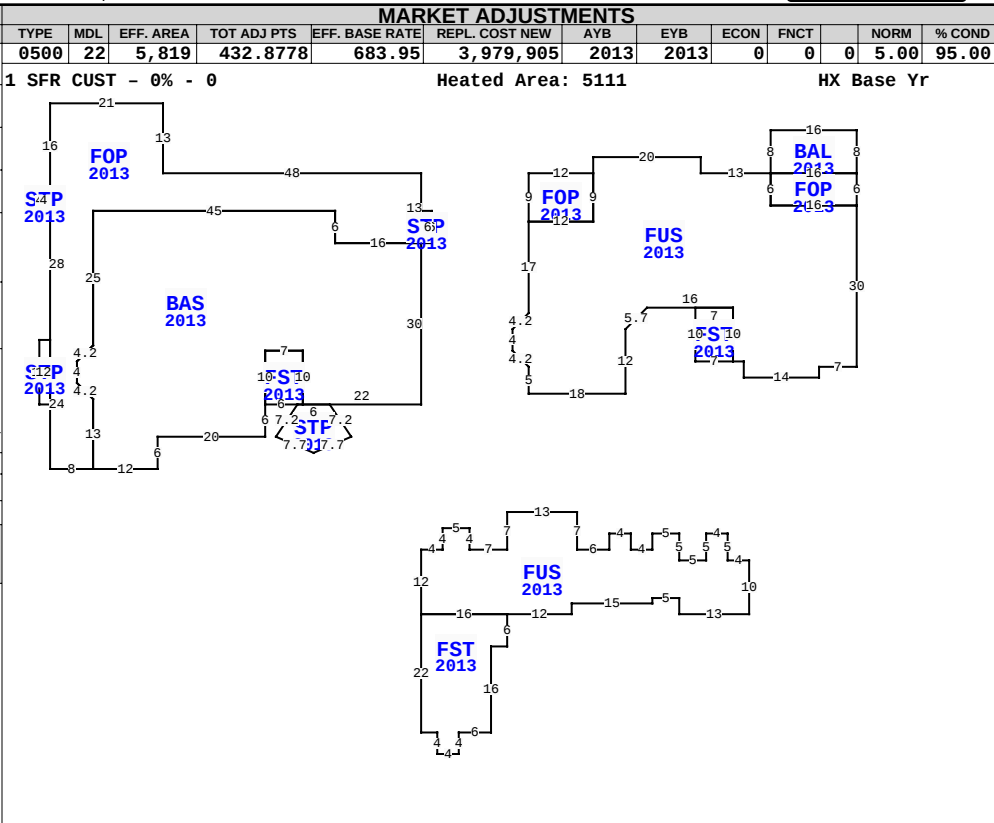
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	15	HARDTILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	128	15	2013	19	12,345
BAS	2,315	100	2013	2,315	504,177
FOP	96	30	2013	29	18,843
FOP	108	30	2013	32	20,792
FOP	1,215	30	2013	364	236,510
FST	70	55	2013	38	24,691
FST	70	55	2013	38	24,691
FST	320	55	2013	176	114,356
FUS	819	100	2013	819	532,147
FUS	1,977	100	2013	1,977	1,284,561
TOTALS	7,243			5,819	780,910

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
3	0835	QUARY TILE	0	0	0	0	392.00	SF	10.00
4	1075	TRELLIS G	0	0	27	12	324.00	SF	35.00
5	0861	POOL GUNIT	0	0	0	0	703.00	SF	127.50
6	0835	QUARY TILE	0	0	0	0	1,172.00	SF	10.00
7	0991	TENNIS CRT	0	0	60	12	1.00	UT	7,200.00
8	1126	CB/STC 8"	0	0	217	2	434.00	SF	8.00
9	0462	ST/AL FNC	0	0	0	0	1,552.00	SF	10.00
10	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0		R-1	100.00	400.00	100.00
2	000120	C	RES OCEAN	0		R-1	100.00	400.00	100.00



TOTAL OB/XF									
117,414									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0		R-1	100.00	400.00	100.00
2	000120	C	RES OCEAN	0		R-1	100.00	400.00	100.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		4,345,152	
TOTAL MARKET OB/XF VALUE		175,218	
TOTAL LAND VALUE - MARKET		4,484,000	
TOTAL MARKET VALUE		9,004,370	
SOH/AGL Deduction		1,680,581	
ASSESSED VALUE		7,323,789	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		7,323,789	
TOTAL JUST VALUE		9,004,370	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		8,221,944	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121339	SLATE ROOF	26,790	07/09/2012
20120683	H/AC	50,000	04/19/2012
20111883	NEW CONSTR	7,500	10/19/2011
20111884	NEW CONSTR	2,500	10/19/2011
20111771	NEW CONSTR	5,500	10/04/2011
20111718	NEW CONSTR	1,225,000	09/28/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1683/1550	6/18/2010	WD	U	V	37
GRANTOR:WIGGINS ROBERT L SR					
GRANTEE: OAKWOOD PROPERTIES					
1126/1504	4/02/2003	WD	Q	V	
GRANTOR:EVERITT JANE					
GRANTEE:WIGGINS ROBERT L SR					

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2013] W48 N13 W21 S16 STP=[YR=2013] W2S4E2N4S\$28									
STP=[YR=2013] W2S12E2N12\$ S24E8 BAS=[YR=2013] E12 N6E20N6									
FST=[YR=2013] E6 STP=[YR=2013] D6 L4 D3 R7 U3 R7 U6 L4									
W6\$ E1 N10 W7 S10\$ N10E7S10E22N30 W16 N6 W45 S25 D3 L3 S4									
D3 R3 S13\$ N13 U3 L3 N4 U3 R3 N25 E45 S6 E16									
STP=[YR=2013] E2N6W2S6\$ N13\$ PTR=E20 FOP=[YR=2013] E12									
FUS=[YR=2013] N3 E20 S3 E13 BAL=[YR=2013]									
N8E16S8W16\$FOP=[YR=2013] E16S6W16N6\$ S6E16 S30 W7 S2 W14 N3									
W2 FST=[YR=2013] W7N10E7S10\$N10W16 D4 L4 S12W18N5 U3 L3 N4 U3									
R3 N17E12 N9\$ S9W12N9\$ W20\$ PTR=S70 FUS=[YR=2013]									
E4N4E5S4E7N7E13S7E6N3 E4S3E4N3E5S5E5N5E4S5E4S10W13N3									
W5S1W15S2W12 FST=[YR=2013] S6W3S16W6 S4W4N4W3N22E16\$ W16N12\$									

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