



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,214	100	1993	1,214	331,482
FEP	45	80	1993	36	9,830
FOP	35	30	1993	10	2,730
FOP	98	30	2017	29	7,918
FSP	45	40	1993	18	4,916
TOTALS	1,437			1,307	356,875

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	312
2	0510	GARAGE WD-	0	100	22	10	220.00	SF	35.00	35.00	1,540
3	0810	CONCRETE A	0	100	49	8	392.00	SF	6.50	6.50	1,452
4	0810	CONCRETE A	0	100	34	9	306.00	SF	6.50	6.50	398
5	0810	CONCRETE A	0	100	33	4	132.00	SF	6.50	6.50	172

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0003	R-2	50.00	100.00	50.00	FF	

MARKET ADJUSTMENTS

1 SFR CUST - 100% - 2021

Heated Area: 1214

HX Base Yr 2021

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/22/2025 MLU

TOTAL OB/XF											
3,874											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			356,875
TOTAL MARKET OB/XF VALUE			3,874
TOTAL LAND VALUE - MARKET			237,500
TOTAL MARKET VALUE			598,249
SOH/AGL Deduction			453,885
ASSESSED VALUE			144,364
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			93,642
TOTAL JUST VALUE			598,249
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			542,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004479	REROOF - METAL	2,000	12/07/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2420/1786	12/22/2020	TD	U	I	30
GRANTOR: ROSS DEREK J & JENNIF					
GRANTEE: ROSS FERNANDINA FAM					
2106/1848	3/08/2017	WD	U	I	11
GRANTOR: LEMOND WALTER J					
GRANTEE: ROSS DEREK J & JENN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 N5 W8 FSP=[YR=1993] N9 W5 FEP=[YR=1993] W5 S9 E5 N9 \$ S9 E5 \$ W10 N9 W13 S23 W2 S15 E1 FOP=[YR=2017] S7 E14 FOP=[YR=1993] E5 N7 W5 S7 \$ N7 W14 \$ E19 S8 E15 N32 \$.											