

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1001.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	800	100
BAS	200	100
DCK	24	10
FGR	400	55
FOP	120	30
FUS	681	100
STR	39	10
TOTALS	2,264	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,943	121.8140	121.81	236,677	1971	2005	0	0	9.25	90.75

1 SINGLE FAM - 100% - 2024 Heated Area: 1681 HX Base Yr 2024

NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		214,784
TOTAL MARKET OB/XF VALUE		48,114
TOTAL LAND VALUE - MARKET		212,500
TOTAL MARKET VALUE		475,398
SOH/AGL Deduction		9,708
ASSESSED VALUE		465,690
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		414,968
TOTAL JUST VALUE		475,398
NCON VALUE		45,416
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0488	FGLASS POOL	50,259	10/28/2024
2023-0130	COC		12/04/2023
20230130	ADD 912H 410G	316,472	04/18/2023
20072125	REPAIR SEWER LINE	500	11/28/2007
20070849	REROOF W/SHINGLS	2,600	05/16/2007
2002924	REROOF	1,800	05/11/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/1733	10/25/2023	QC	U	I	11	100

GRANTOR: FIRST COAST TELECOM L
GRANTEE: BROWN JUAN S & ALIS
2614/1308 1/19/2023 QC U I 11 100
GRANTOR: BROWN CLARENCE MELVIN
GRANTEE: FIRST COAST TELECOM

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	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2024	2023		100	2,698	
2	0866	POOL FIBER	0	100	0	0		72.00	72.00	100	2025	2024		100	30,240	
3	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2025	2024		100	10,000	
4	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2025	2024		100	4,576	
5	0470	VNYL GATE	0	100	0	0		300.00	300.00	100	2025	2024		100	600	

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	100	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							