



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	780	100	1993	780	85,126
APT	1,040	100	1993	1,040	113,503
FOP	30	30	1993	9	982
FOP	60	30	1993	18	1,965
FOP	136	30	1993	41	4,475

TOTALS	2,046			1,888	206,050
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	519.00	SF	6.50	6.50
2	0810	CONCRETE A	0	0	0	491.00	SF	6.50	6.50
3	0940	SHEDS/PORT	0	0	8	80.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAMILY	0	0006	R-2	86.00	100.00	86.00

REVIEW DATE	05/21/2019	BY	DJA
-------------	------------	----	-----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	1,888	99.6170	131.49	248,253	1900	1985		0	0	17.00	83.00	
1 DUPLEX - 0% - 0													
Heated Area: 1820													
HX Base Yr													

BLD DATE	04/02/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/07/2025
INC DATE			AG DATE	MLU

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	0	0	519.00	SF	6.50	6.50	100	1992	1992	3	62	2,092	
2	0810	CONCRETE A	0	0	0	491.00	SF	6.50	6.50	100	1992	1992	3	62	1,979	
3	0940	SHEDS/PORT	0	0	8	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

TOTAL OB/XF										4,551						
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
1	000800	C	MULTI-FAMILY	0	0006	R-2	86.00	100.00	86.00	FF		1.00	1.00	1.00	2,700.00	2,700.00

Total Acres:	0.00	Total Land Value:	232,200	Market:	0	Agricultural:	0
--------------	------	-------------------	---------	---------	---	---------------	---

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		206,050			
TOTAL MARKET OB/XF VALUE		4,551			
TOTAL LAND VALUE - MARKET		232,200			
TOTAL MARKET VALUE		442,801			
SOH/AGL Deduction		210,725			
ASSESSED VALUE		232,076			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		232,076			
TOTAL JUST VALUE		442,801			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		389,598			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6888	REMODEL	18,000	02/03/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0644/1023	12/23/1991	WD	Q	I	03	5,500	
GRANTOR: CITY FDNA BEACH							
GRANTEE: THOMPSON GEORGE & M							
0632/0488	7/29/1991	CT	U	I	14	1,000	
GRANTOR: CLERK OF COURT							
GRANTEE: CITY OF FDNA BCH							

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
FOP=[YR=1993] W5 APT=[YR=1993] W26 APT=[YR=1993] N10 W30S26															
FOP=[YR=1993] S6 E10 N6 W10 \$ E30N16\$S40 E9 FOP=[YR=1993] S8															
E17 N8 W17 \$ E17 N40 \$ S6 E5 N6 \$.															