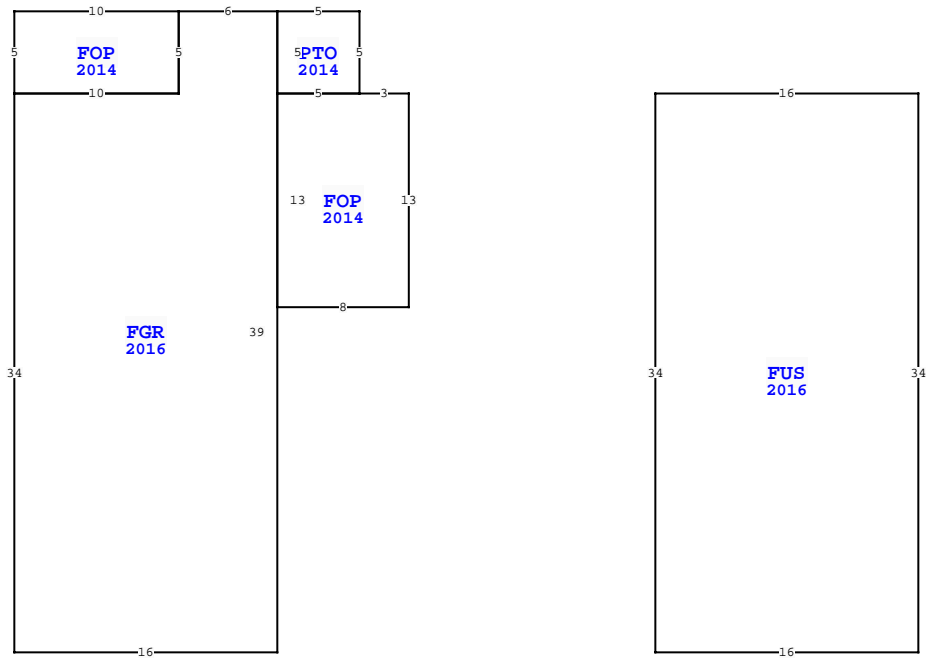


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC 80	
Exterior Wall	10	ABOVE AVG 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units	0	0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
FGR	574	55	2016
FOP	50	30	2014
FOP	104	30	2014
FUS	544	100	2016
PTO	25	5	2014
TOTALS	1,297		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2021 Heated Area: 544 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			371,477
TOTAL MARKET OB/XF VALUE			38,284
TOTAL LAND VALUE - MARKET			722,500
TOTAL MARKET VALUE			1,132,261
SOH/AGL Deduction			513,418
ASSESSED VALUE			618,843
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			568,121
TOTAL JUST VALUE			1,132,261
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,073,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211353	GARAGE	0	06/28/2021
20151842	NEW CONSTR	177,378	08/01/2015
20151844	SWIM POOL	17,835	08/01/2015
20130323	ELEC.OUTLET IN ST	125	02/18/2013
20130023	8' & 4' PRIVACY FEN	0	01/02/2013
20122592	TEMP POLE FOR ELE	300	12/31/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1971/0906	3/25/2015	SW U	V	V	12	7,100
GRANTOR: AMERIS BANK						
GRANTEE: MILLER MATTHEW & JO						
1917/1203	5/08/2014	SW U	V	V	12	9,000
GRANTOR: AMERIS BANK						
GRANTEE: MILLER MATTHEW & JO						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	2013
2	0811	CONCRETE B	0 100	0	0	612.00	SF	5.20	5.20	100	2013
3	0861	POOL GUNIT	0 100	17	20	340.00	SF	85.00	85.00	100	2016
4	0855	CONC PAVER	0 100	0	0	296.00	SF	10.00	10.00	100	2016
5	0811	CONCRETE B	0 100	0	0	578.00	SF	5.20	5.20	100	2018
6	0810	CONCRETE A	2 0	0	0	604.00	SF	6.50	6.50	100	2023

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
1	000100	C	RES	100	0006	R-2	100.00	100.00	100.00	FF	1.00
2	000100	C	RES	100		R-2	100.00	100.00	100.00	FF	1.00

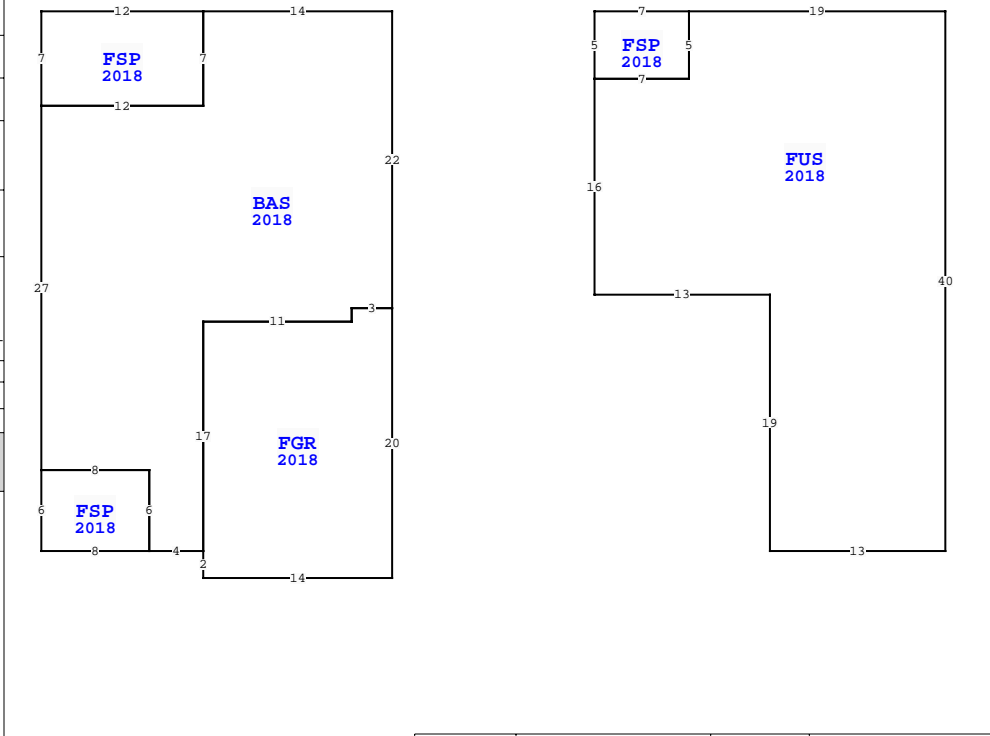
BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/22/2025 MLU											

BUILDING DIMENSIONS											
FOP=[YR=2014] W3 PTO=[YR=2014] N5 W5 FGR=[YR=2016] W6											
FOP=[YR=2014] W10 S5 E10 N5\$ S5 W10 S34 E16 N39\$S5 E5\$ W5 S13											
E8 N13\$ PTR=E15 FUS=[YR=2016] E16 S34 W16 N34\$ W15\$.											

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	% 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	100.00	100.00	100.00	FF	1.00	1.00	0.85	4,250.00	3,612.50	361,250							
2	000100	C	RES	100		R-2	100.00	100.00	100.00	FF	1.00	1.00	0.85	4,250.00	3,612.50	361,250							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	10	ABOVE AVG	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
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	1,640	111.5880	147.30	241,572	2018	2018	0	0	2.85	97.15



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	667	100	2018	667	95,449
FGR	269	55	2018	148	21,179
FSP	35	40	2018	14	2,003
FSP	48	40	2018	19	2,719
FSP	84	40	2018	34	4,865
FUS	758	100	2018	758	108,471
TOTALS	1,861			1,640	234,687

NASSAU COUNTY PROPERTY		PAGE 2 of 3	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			371,477
TOTAL MARKET OB/XF VALUE			38,284
TOTAL LAND VALUE - MARKET			722,500
TOTAL MARKET VALUE			1,132,261
SOH/AGL Deduction			513,418
ASSESSED VALUE			618,843
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			568,121
TOTAL JUST VALUE			1,132,261
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,073,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130023	192SF STG SHED	0	12/31/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1971/0906	3/25/2015	SW	U	V	12	7,100
GRANTOR: AMERIS BANK						
GRANTEE: MILLER MATTHEW & JO						
1917/1203	5/08/2014	SW	U	V	12	9,000
GRANTOR: AMERIS BANK						
GRANTEE: MILLER MATTHEW & JO						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/22/2025	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2018] W14 FSP=[YR=2018] W12 S7 E12 N7\$ S7 W12 S27														
FSP=[YR=2018] S6 E8 N6 W8\$ E8 S6 E4 FGR=[YR=2018] S2 E14 N20														
W3 S1 W11 S17\$ N17 E11 N1 E3 N22\$ PTR=E15 FSP=[YR=2018] E7														
FUS=[YR=2018] E19 S40 W13 N19 W13 N16 E7 N5\$ S5 W7 N5\$ W15\$.														

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

