



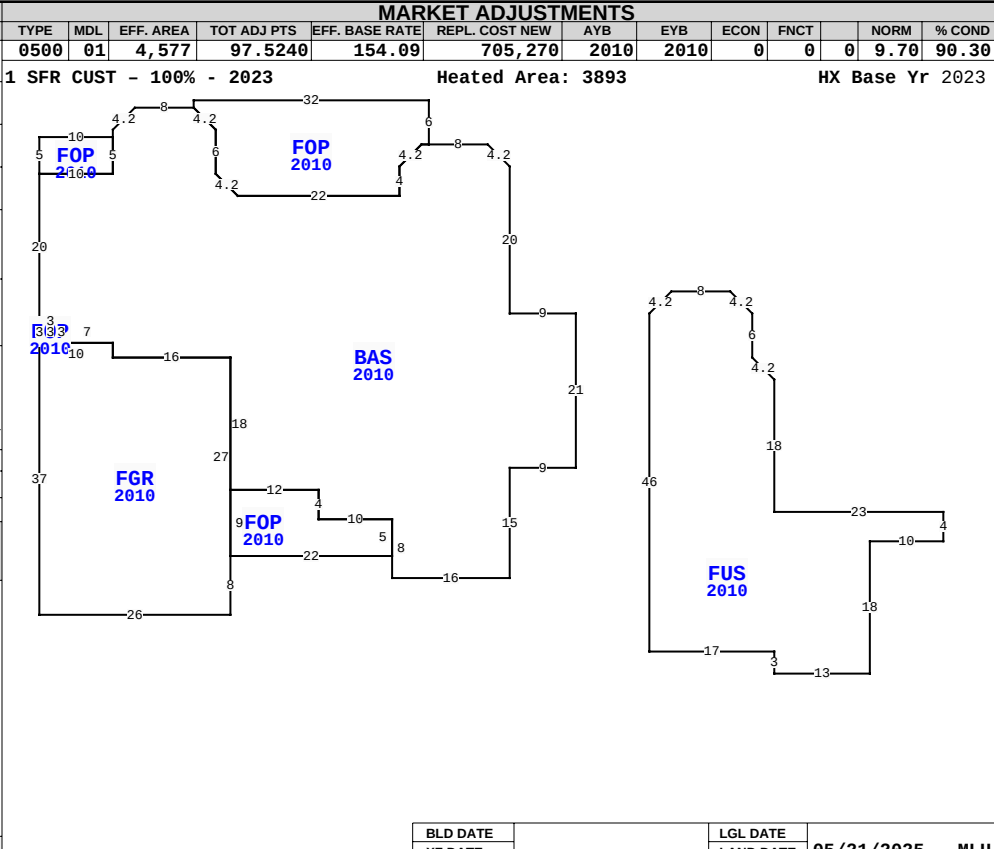
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		08

NEIGHBORHOOD/LOC					
8026.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,774	100	2010	2,774	385,984
FGR	930	55	2010	512	71,241
FOP	9	30	2010	3	417
FOP	50	30	2010	15	2,087
FOP	158	30	2010	47	6,540
FOP	357	30	2010	107	14,889
FUS	1,119	100	2010	1,119	155,702
TOTALS	5,397			4,577	636,859

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,852.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0940	SHEDS/PORT	1	100	24	12	288.00	SF	30.00	30.00	
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	
6	0855	CONC PAVER	0	100	0	0	750.00	SF	10.00	10.00	
7	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	
8	0463	FENCE GATE	0	100	0	0	4.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.76	AC	
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	8.50	AC	
3	009530	C	POND	100		OR	0.00	0.00	1.50	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.50	AC	



TOTAL OB/XF											
74,313											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		636,859	
TOTAL MARKET OB/XF VALUE		74,313	
TOTAL LAND VALUE - MARKET		248,700	
TOTAL MARKET VALUE		799,944	
SOH/AGL Deduction		237,491	
ASSESSED VALUE		562,453	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		511,731	
TOTAL JUST VALUE		959,872	
NCON VALUE		52,710	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		832,689	

8/2023KW: GREENHOUSE(12X30) = NV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
230014116	POOL	70,000	11/02/2023
B23-05197	SHED	9,573	04/21/2023
B23-05196	GREEN HOUSE	23,932	04/21/2023
C20241	CO ISSUED	0	07/29/2010
B20241	NEW CONSTR	348,150	07/01/2007
R10575	REPAIR/RRF	4,000	07/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q I	V I	RSN CD	SALE PRICE	
2589/1815	9/09/2022	WD Q	I		02	851,300	
GRANTOR: NETTLES AL W JR & MIS							
GRANTEE: CHRISTINE JACQUELIN							
1490/1119	4/05/2007	WD Q	V			175,000	
GRANTOR: HERMAN MICHAEL &							
GRANTEE: NETTLES AL W JR & M							

BUILDING NOTES											
BAS=[YR=2010] W9 N20 U3 L3 W8 FOP=[YR=2010] N6 W32 S1 D3 R3 S6 D3 R3 E22 N4 U3 R3 E1\$ W1 D3 L3 S4 W22 U3 L3 N6 U3 L3 W8 D3 L3 S1 FOP=[YR=2010] W10 S5 E10 N5\$S5 W10 S20 FOP=[YR=2010] S3 FGR=[YR=2010] S37 E26 N8 FOP=[YR=2010] E22 N5 W10 N4 W12 S9\$ N27 W16 N2 W10\$ E3 N3 W3\$ E3 S3 E7 S2 E16 S18 E12 S4 E10 S8 E16 N15 E9 N21\$ PTR= E10 FUS=[YR=2010] S46 E17 S3 E13 N18 E10 N4 W23 N18 U3 L3 N6 U3 L3 W8 D3 L3 \$ W10\$.											