



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

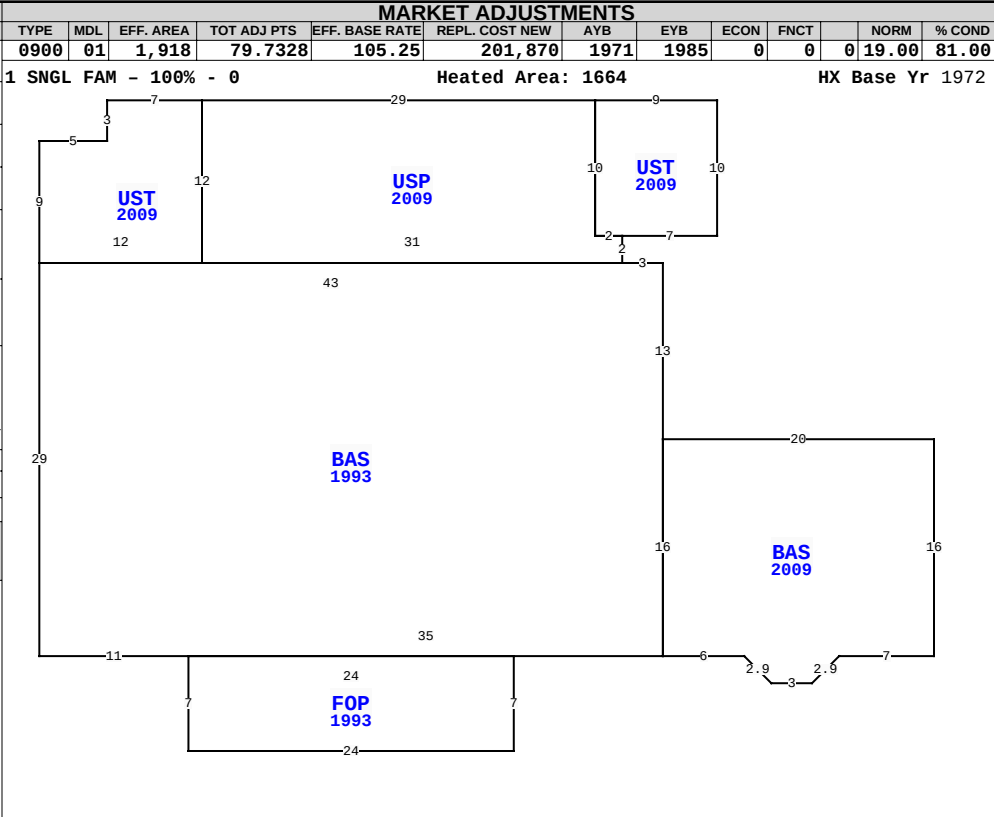
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100	1993	1,334	113,727
BAS	330	100	2009	330	28,134
FOP	168	30	1993	50	4,263
USP	352	30	2009	106	9,037
UST	90	45	2009	40	3,410
UST	129	45	2009	58	4,945

TOTALS	2,403			1,918	163,515
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0681	POLE SHED	0	100	10	18	180.00	SF	15.00
3	0681	POLE SHED	0	100	18	24	432.00	SF	15.00
4	0350	CARPORT WD	0	100	14	20	280.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	14.50



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1990	1990	3	66	2,310	
100	1990	1990	3	20	540	
100	1990	1990	3	20	1,296	
100	1990	1990	3	20	728	

TOTAL OB/XF									
4,874									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					163,515				
TOTAL MARKET OB/XF VALUE					4,874				
TOTAL LAND VALUE - MARKET					269,700				
TOTAL MARKET VALUE					438,089				
SOH/AGL Deduction					314,879				
ASSESSED VALUE					123,210				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					72,488				
TOTAL JUST VALUE					438,089				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					421,650				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2798/1047	10/25/2024	LE	U	I	11	100	
GRANTOR: FLOYD HENRY M & JACQU							
GRANTEE: FLOYD MICHAEL CRAIG							
0250/0629	11/01/1977	WD	U	V		6,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2009] W20 BAS=[YR=1993] N13 W3 USP=[YR=2009] N2 UST=[YR=2009] E7 N10 W9 S10 E2 \$ W2 N10 W29 UST=[YR=2009] W7 S3 W5 S9 E12 N12 \$ S12 E31 \$ W43 S29 E11 FOP=[YR=1993] S7 E24 N7 W24 \$ E35 N16 \$ S16 E6 D2 R2 E3 U2 R2 E7 N16 \$.									