

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 90			
Interior Wall	04	PLYWOOD 10			
Interior Floo	14	CARPET 80			
Interior Floo	11	CLAY TILE 20			
Air Condition	01	NONE 100			
Heating Type	03	FORCED AIR 100			
Bedrooms		2 100			
Bathrooms		1.5 100			
Frame Stories	02	WOOD FRAME 100			
Units	1.	1. 100			
		0 100			
BUD8 Adjustme	03	DIST HI 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100	1993	1,956	167,044
FGR	720	55	1993	396	33,819
FOP	114	30	1993	34	2,904
FSP	170	40	1993	68	5,807
TOTALS	2,960			2,454	209,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	2,454	126.5184	126.52	310,480	1969	1979	0	0	67.50

1 SINGLE FAM - 100% - 0
Heated Area: 1956
HX Base Yr 2002

Diagram showing building footprint and area calculations:

Overall dimensions: 62' x 37'.
Internal divisions: 7', 10', 14', 13', 24', 30', 30', 30'.
Areas labeled: BAS 1993, FGR 1993, FOP 1993, FSP 1993.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		209,574
TOTAL MARKET OB/XF VALUE		1,050
TOTAL LAND VALUE - MARKET		43,875
TOTAL MARKET VALUE		254,499
SOH/AGL Deduction		141,645
ASSESSED VALUE		112,854
TOTAL EXEMPTION VALUE		HX HB WR VX 60,722
BASE TAXABLE VALUE		52,132
TOTAL JUST VALUE		254,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,952

PERMIT NUM DESCRIPTION AMT ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD	SALE PRICE
0994/0566	6/27/2001	QC	Q	I	01	100

GRANTOR: REED BONNIE JEAN

GRANTEE:HENDRIX BONNIE JEAN

0540/1039	4/13/1988	QC	Q	I	01	100
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GRANTOR: REED GEORGE

GRANTEE: REED BONNIE JEAN

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W14 FSP=[YR=1993] N10 W17 S10 BAS=[YR=1993] W62 S30 E37 FOP=[YR=1993] E19 N6 W19 S6\$ N6 E19 S6 E13 N30 W7\$ E17\$ W10 S30 E24 N30\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0004	A-1	0.00	0.00	0.65	AC		1.00	1.00	1.50	45,000.00	67,500.00	43,875							

REVIEW DATE 05/25/2021 BY TWA Total Acres: 0.65 Total Land Value: 43,875 Market: 0 Agricultural: 0 Common: 43,875 PRINTED 07/30/2025 BY SYS