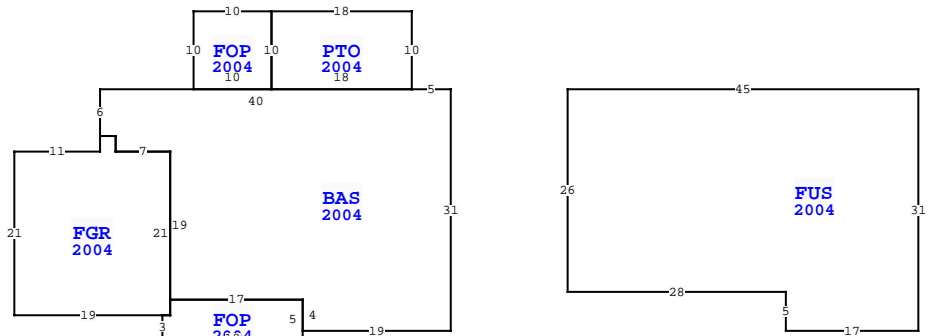




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,669	111.2832	111.28	297,006	2004	2004	0	0	0	9.83	90.17	
1 SINGLE FAM - 100% - 2023 Heated Area: 2371 HX Base Yr 2023													



Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4050.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100	2004	1,116	111,980
FGR	424	55	2004	233	23,379
FOP	88	30	2004	26	2,609
FOP	100	30	2004	30	3,010
FUS	1,255	100	2004	1,255	125,928
PTO	180	5	2004	9	904
TOTALS	3,163			2,669	267,810

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	0811	CONCRETE B	0	100	0	0		841.00	SF	5.20				5.20	3,630

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			267,810
TOTAL MARKET OB/XF VALUE			3,630
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			321,440
SOH/AGL Deduction			4,938
ASSESSED VALUE			316,502
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			265,780
TOTAL JUST VALUE			321,440
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412756	NEW CONSTR	168,026	05/01/2004
P0408024	NEW CONSTR	0	05/01/2004
R046119	REPAIR/RRF	2,000	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2740/1403	3/05/2024	WD	U	I	11	100

GRANTOR: GADSDEN RACHEL & CHRI
GRANTEE: GADSEN CHRISTOPHER
2598/0171 10/20/2022 WD Q I 01 389,000
GRANTOR: NETHERLAND TYLER E &
GRANTEE: GADSDEN RACHEL & CH

BLD DATE		03/20/2023		NW		LGL DATE	
XF DATE						LAND DATE	
INC DATE						AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W5 PTO=[YR=2004] N10 W18 FOP=[YR=2004] W10 S10 E10 N10 \$ S10 E18 \$ W40 S6 FGR=[YR=2004] S2 W11 S21 E19 FOP=[YR=2004] S3 E18 N5 W17 S2 W1 \$ E1 N21 W7 N2 W2 \$ E2 S2 E7 S19 E17 S4 E19 N31 \$ PTR= E15 FUS=[YR=2004] E45 S31 W17 N5 W28 N26 \$ W15 \$.	

LAND DESCRIPTION		TOTAL OB/XF														3,630								
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							