

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC		8028.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,333	100
BAS	239	100
FOP	117	30
UDG	360	55
TOTALS	2,049	

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 - 0% - 2025													
												Heated Area: 1572													
												HX Base Yr													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/01/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/01/2025	MLU
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		92,905	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		137,905	
SOH/AGL Deduction		0	
ASSESSED VALUE		137,905	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		137,905	
TOTAL JUST VALUE		137,905	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		92,735	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2744/1000	10/17/2024	WD U	I 37
GRANTOR: BOWEN JERRA NEELY			
GRANTEE: JAX CASH HOME SOLUT			
2493/1517	9/02/2021	QC U	I 11
GRANTOR: HINTON JEAN N			
GRANTEE: BOWEN JERRA N			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W43 BAS=[YR=2012] W9 S22 D9 R9 N31\$ S31 E9			
FOP=[YR=1994] S9 E13 N9 W13\$ E34 N31\$ PTR=E25 UDG=[YR=1993] E18 N20 W18 S20 \$W25\$ .			

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
1	000100	C	RES	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							