



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

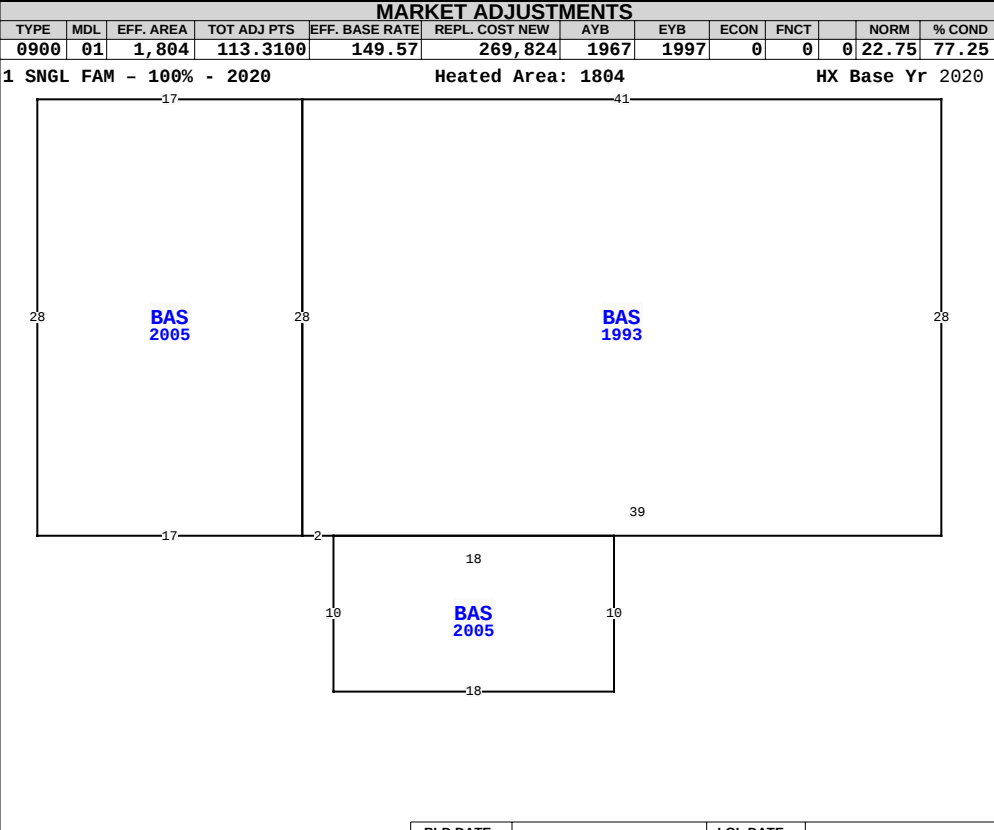
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100	1993	1,148	132,643
BAS	180	100	2005	180	20,798
BAS	476	100	2005	476	54,998

TOTALS	1,804			1,804	208,439
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	26	50	1,300.00	SF	35.00	35.00	
2	0803	ASPHALT C	0	100	0	0	5,584.00	SF	2.00	2.00	
3	0861	POOL GUNIT	0	100	0	0	540.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	765.00	SF	7.25	7.25	
5	0810	CONCRETE A	0	100	0	0	189.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0005	OR	0.00	0.00	1.46	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	MLU

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	0510	GARAGE WD-	0	100	26	50	1,300.00	SF	35.00	35.00	100	1988	1988	3	20	9,100	
2	0803	ASPHALT C	0	100	0	0	5,584.00	SF	2.00	2.00	100	1998	1998	3	50	5,584	
3	0861	POOL GUNIT	0	100	0	0	540.00	SF	85.00	85.00	100	1996	1996	3	20	9,180	
4	0845	KOOL DECK	0	100	0	0	765.00	SF	7.25	7.25	100	1996	1996	3	70	3,882	
5	0810	CONCRETE A	0	100	0	0	189.00	SF	6.50	6.50	100	1997	1997	3	72	885	

TOTAL OB/XF											
28,631											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 6
VALUATION BY											STANDARD
Tax Group: 6											Tax Dist:
BUILDING MARKET VALUE											208,439
TOTAL MARKET OB/XF VALUE											28,631
TOTAL LAND VALUE - MARKET											65,700
TOTAL MARKET VALUE											302,770
SOH/AGL Deduction											94,115
ASSESSED VALUE											208,655
TOTAL EXEMPTION VALUE											50,722
BASE TAXABLE VALUE											157,933
TOTAL JUST VALUE											302,770
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											271,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2316/0921	10/30/2019	WD	Q	I	01	232,000	
GRANTOR: AYCOCK JAMES D II & K							
GRANTEE: ERNST JARED E							
2151/1743	10/09/2017	SW	Q	I	01	198,000	
GRANTOR: RIVER CITY HOLDINGS L							
GRANTEE: AYCOCK JAMES D II &							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W41 BAS=[YR=2005] W17 S28 E17 N28 \$ S28 E2											
BAS=[YR=2005] S10 E18 N10 W18 \$ E39 N28 \$.											