

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	10		ABOVE AVG	100	
Roof Structur	08		IRREGULAR	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	70	
Interior Floor	14		CARPET	30	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			2	100	
Frame	02		WOOD FRAME	100	
Stories			1.	100	
Units			0	100	
Occupancy	00		NONE	100	
Quality	04		Quality Level	04	
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	05	
NEIGHBORHOOD/LOC			5013.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2014	2,215	251,809
FGR	651	55	2014	358	40,698
FOP	122	30	2014	37	4,206
FSP	241	40	2014	96	10,914
TOTALS	3,229			2,706	307,627

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022		Heated Area: 2215					HX Base Yr 2022	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			307,627
TOTAL MARKET OB/XF VALUE			5,890
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			373,517
SOH/AGL Deduction			60,319
ASSESSED VALUE			313,198
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			262,476
TOTAL JUST VALUE			373,517
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428285	CO ISSUED	0	05/15/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/0477	9/29/2021	WD Q	Q	I	01	395,000
GRANTOR: JOHNSON ERIC M & ELIZ						
GRANTEE: WEATHERFORD ANDREW						
1924/1502	5/19/2014	WD Q	Q	I	01	237,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JOHNSON ERIC M & EL						

EXTRA FEATURES																
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	0810	CONCRETE A	0	100	0	964.00	SF	6.50	6.50	100	2014	2014	3	94	5,890	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/04/2025	MLU

BUILDING NOTES																			
BUILDING DIMENSIONS																			
BAS=[YR=2014] W13 FSP=[YR=2014] N8 W17 S8 E1 S7 E15 N7 E1\$ W1 S7 W15 N7 W19 S56 E10 FOP=[YR=2014] S3 E19 FGR=[YR=2014] S2 E19 N3 E12 N21 W12 S3 W19 S19\$ N10 W7 S3 D3 L3 W8 S1 W1\$ E1 N1 E8 U3 R3 N3 E7 N9 E19 N40\$.																			

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	DPH 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							