



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 90			
Exterior Wall	20	FACE BRICK 10			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	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	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		08	
NEIGHBORHOOD/LOC	8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,731	100	2003	1,731	166,758
FGR	542	55	2003	298	28,708
FOP	134	30	2003	40	3,853
UUS	282	50	2003	141	13,583
TOTALS	2,689			2,210	212,903

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,210	107.9960	108.00	238,680	2003	2003	0	0	10.80	89.20

1 SINGLE FAM - 100% - 2004

Heated Area: 1731

HX Base Yr 2004

BLD DATE		LGL DATE	05/09/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003
2	0811	CONCRETE B	0 100	0	0	986.00	SF	5.20	5.20	100	2003
3	0810	CONCRETE A	0 100	10	10	100.00	SF	6.50	6.50	100	2003

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2003	3	86	3,010	
2003	3	82	4,204	
2003	3	82	533	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	6.94	AC	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	19,500.00	19,500.00	135,330							

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		216,615	
TOTAL MARKET OB/XF VALUE		7,747	
TOTAL LAND VALUE - MARKET		135,330	
TOTAL MARKET VALUE		359,692	
SOH/AGL Deduction		177,266	
ASSESSED VALUE		182,426	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		131,704	
TOTAL JUST VALUE		359,692	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,922	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18219	GARAGE	9,990	07/01/2006
R09534	REPAIR/RRF	1,500	07/01/2006
R5205	REPAIR/RRF	2,025	06/01/2003
B11340	NEW CONSTR	148,447	05/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1140/1896	5/29/2003	WD	Q	V	06		100
GRANTOR: JONES LOUELLA							
GRANTEE: WILLIAMS JAMES T JR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W15 U2 L2 W9 L2 D2 W29 S31 FGR=[YR=2003] S23 E11 S2 E11 N19 FOP=[YR=2003] E20 N6 W13 N2 W7 S8\$ N8 W7 S2 W15\$ E15 N2 E14 S2 E13 N2 E15 N29\$ PTR=N10 UUS=[YR=2003] N23 E6 N3 E4 S6 E2 S20 W12\$ S10\$.											

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10007NONE 10003CONC FINSH 10001NONE 10001NONE 10002WOOD FRAME 10000NONE 100

QUALITY03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA08NEIGHBORHOOD/LOC8026.00

AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEAREAMARKET
BAS24010020072403,712

TOTALS2402403,712EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

65000124055.000020.354,8842007200700024.0076.00

2 GARAGE RES - 100% - 2004Heated Area: 240HX Base Yr 2004

BAS2007

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

05/09/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUEASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

216,6157,747135,330359,692177,266182,42650,722131,704359,6920325,922

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / RSND SALE PRICE

1140/18965/29/2003WDQV06100

GRANTOR: JONES LOVELLAGRANTEE: WILLIAMS JAMES T JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W20 S12 E20 N12\$.

REVIEW DATE12/02/2019BYTWA

Total Acres: 6.94Total Land Value: 135,330Market: 0Agricultural: 0Common: 135,330PRINTED 07/30/2025 BY SYS