

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9013.00
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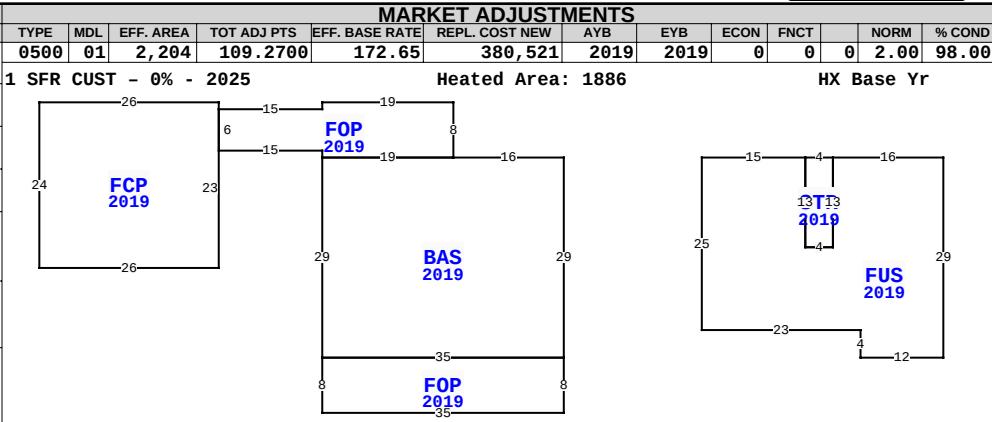
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,015	100	2019	1,015	171,735
FCP	624	25	2019	156	26,394
FOP	242	30	2019	73	12,351
FOP	280	30	2019	84	14,213
FUS	871	100	2019	871	147,370
STR	52	10	2019	5	846

TOTALS	3,084			2,204	372,911
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EXTRA FEATURES					
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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	0812	CONCRETE C	0	0	0	0	2,371.00	SF	4.00	4.00	100	2019	2019	3	97	9,199	
2	0861	POOL GUNIT	0	0	0	0	467.00	SF	85.00	85.00	100	2021	2021	3	93	36,916	
3	0855	CONC PAVER	0	0	0	0	1,153.00	SF	10.00	10.00	100	2021	2021	3	99	11,415	
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
5	0476	VF 6 SBPL	0	0	0	0	135.00	LF	32.00	32.00	100	2021	2021	3	96	4,147	
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
7	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2021		90	900	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF																	64,665
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
1	000100	C	RES	0		PUD	0.00	0.00	5.12	AC		1.00	1.00	1.00	22,000.00	22,000.00	112,640

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				391,267	
TOTAL MARKET OB/XF VALUE				64,665	
TOTAL LAND VALUE - MARKET				112,640	
TOTAL MARKET VALUE				568,572	
SOH/AGL Deduction				0	
ASSESSED VALUE				568,572	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				568,572	
TOTAL JUST VALUE				568,572	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				523,262	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010698	SWIM POOL	40,000	11/04/2020
19011901	CO ISSUED	0	11/14/2019
19007816	GARAGE	45,807	07/23/2019
19004321	NEW CONSTR	237,395	04/29/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2707/633	4/22/2024	WD	Q	I	01	699,900
GRANTOR: OQUINN JAMES A & JAMI						
GRANTEE: BAUMGARTNER BRETT J						
2261/0063	3/11/2019	WD	Q	V	01	57,000
GRANTOR: SEA DUNES INVESTMENTS						
GRANTEE: OQUINN JAMES A & JA						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2019] W16 FOP=[YR=2019] N8 W19 S1 W15 FCP=[YR=2019] N1 W26 S24 E26 N23 \$ S6 E15 S1 E19\$ W19 S29 FOP=[YR=2019] S8 E35 N8 W35\$ E35 N29 \$ PTR=E20 FUS=[YR=2019] E15 STR=[YR=2019] E4 S13 W4 N13\$ S13 E4 N13 E16 S29 W12 N4 W23 N25\$ W20\$.																

BAUMGARTNER BRETT JAMES
1077 TALBOT AVE
JACKSONVILLE, FL 32205

17-1N-24-2091-0024-0000

[illegible]