

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	90
Interior Wall	08	DECORATIVE	10
Interior Floo	14	CARPET	60
Interior Floo	13	LVT/LAMNT	40
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	100
Quality	03	Quality Level	03
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,980	100	2001
FEP	288	85	2022
TOTALS	2,268		

MARKET ADJUSTMENTS																																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																										
0800	02	2,225	123.3000	104.80	233,180	2001	2003	0	0	50.00	50.00																										
1 M/H 94+ - 100% - 2024 Heated Area: 2225 HX Base Yr 2024																																					
<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> <th>MLU</th> <th>DC</th> </tr> </thead> <tbody> <tr> <td></td> <td>04/15/2015</td> <td></td> <td></td> <td></td> <td>05/21/2025</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>04/14/2024</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	DC		04/15/2015				05/21/2025								04/14/2024		
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE				128,720	
TOTAL MARKET OB/XF VALUE				12,897	
TOTAL LAND VALUE - MARKET				241,222	
TOTAL MARKET VALUE				238,785	
SOH/AGL Deduction				40,046	
ASSESSED VALUE				198,739	
TOTAL EXEMPTION VALUE				50,722	
BASE TAXABLE VALUE				148,017	
TOTAL JUST VALUE				382,839	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				302,497	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
ML907939	H/AC	0	07/25/2019
ML703392	H/AC	0	04/18/2017
B018561	FOUNDATION	2,000	07/01/2001
B00736	GARAGE	15,750	07/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/1260	5/19/2023	WD	Q	I	01	500,000
GRANTOR: BUTLER LINDA L						
GRANTEE: MURRAY MICHAEL J						
1799/1017	6/22/2012	WD	U	I	40	175,000
GRANTOR: HINSON SUSAN DIANE &						
GRANTEE: BUTLER GRAYMOND E &						

EXTRA FEATURES														TOTAL OB/XF				LAND DESCRIPTION																										
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	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	0200	BARN WD 0-	0	100	40	36	1,440.00	SF	24.00	24.00	100	2001	2001	3	28	9,677		1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000									
2	0940	SHEDS/PORT	0	100	24	16	384.00	SF	20.10	20.10	100	2004	2004	3	21	1,621		2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	8.10	AC		1.00	1.00	1.00	225.00	225.00	1,822									
3	0680	POLE SHED	0	100	16	12	192.00	SF	10.00	10.00	100	2005	2005	3	36	691		3	006005	A	PASTURE - GR	0		OR	0.00	0.00	7.52	AC		1.00	1.00	1.00	370.00	370.00	2,782									
4	0350	CARPORT WD	0	100	12	6	72.00	SF	13.00	13.00	100	2003	2003	3	20	187		4	006930	A	NURSERY	0		OR			3.00	AC		1.00	1.00	1.00	645.00	645.00	1,935									
5	0350	CARPORT WD	0	100	12	6	72.00	SF	13.00	13.00	100	2004	2004	3	21	197		5	005501	A	TIMBER 2 P S	0		OR			1.10	AC		1.00	1.00	1.00	515.00	515.00	566									
6	0350	CARPORT WD	0	100	16	12	192.00	SF	13.00	13.00	100	2004	2004	3	21	524		6	005970	A	AGRICULTURAL	0		OR			0.90	AC		1.00	1.00	1.00	70.00	70.00	63									

BUILDING NOTES			
BAS=[YR=2001] W42 FEP=[YR=2022] N12 W24 S12 E24\$ W24 S30 E66 N30\$.			

BUILDING DIMENSIONS			
BAS=[YR=2001] W42 FEP=[YR=2022] N12 W24 S12 E24\$ W24 S30 E66 N30\$.			

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	8.10	AC		1.00	1.00	1.00	225.00	225.00	1,822							
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	7.52	AC		1.00	1.00	1.00	370.00	370.00	2,782							
4	006930	A	NURSERY	0		OR			3.00	AC		1.00	1.00	1.00	645.00	645.00	1,935							
5	005501	A	TIMBER 2 P S	0		OR			1.10	AC		1.00	1.00	1.00	515.00	515.00	566							
6	005970	A	AGRICULTURAL	0		OR			0.90	AC		1.00	1.00	1.00	70.00	70.00	63							

