



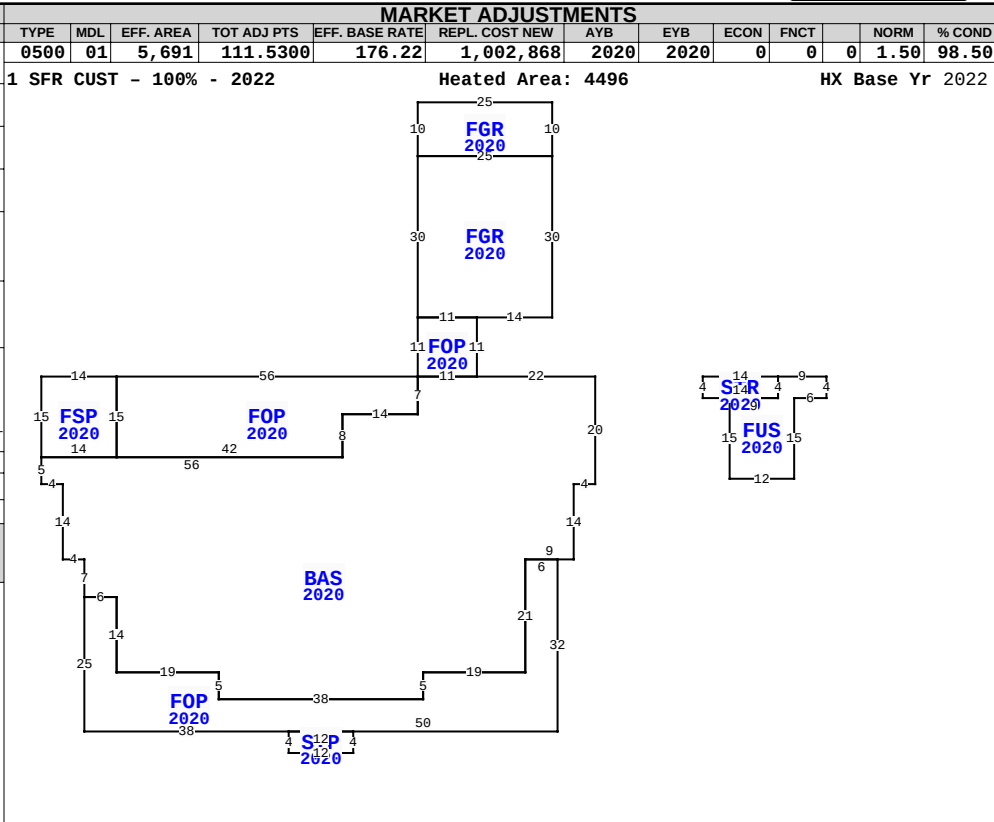
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	03 Quality Level 03	
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	4,280	100	2020	4,280	742,909
FGR	250	55	2020	138	23,953
FGR	750	55	2020	412	71,514
FOP	121	30	2020	36	6,249
FOP	728	30	2020	218	37,840
FOP	988	30	2020	296	51,379
FSP	210	40	2020	84	14,580
FUS	216	100	2020	216	37,493
STP	48	10	2020	5	868
STR	56	10	2020	6	1,041
TOTALS	7,647			5,691	987,825

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		2.00	UT 2,000.00
2	0600	SUMMER KIT	0	100	0	0		1.00	UT 5,000.00
3	0861	POOL GUNIT	0	100	0	0		349.00	SF 85.00
4	0855	CONC PAVER	0	100	0	0		1,610.00	SF 10.00
5	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00
6	1127	BRICK 8"	0	100	95	2		190.00	SF 11.00
7	0462	ST/AL FNC	0	100	95	4		380.00	SF 10.00
8	0463	FENCE GATE	0	100	0	0		1.00	UT 300.00
9	0812	CONCRETE C	0	100	0	0		3,323.00	SF 4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	5.00



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

TOTAL OB/XF									
71,257									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					995,546				
TOTAL MARKET OB/XF VALUE					71,257				
TOTAL LAND VALUE - MARKET					97,500				
TOTAL MARKET VALUE					1,164,303				
SOH/AGL Deduction					135,224				
ASSESSED VALUE					1,029,079				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					978,357				
TOTAL JUST VALUE					1,164,303				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,117,762				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000463	CO ISSUED	0	01/16/2020
19012981	SWIM POOL	50,000	12/26/2019
17005732	NEW CONSTR	579,857	09/18/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2113/1596	4/14/2017	WD	U	V	11	100			
GRANTOR: HOLLOW MAGNOLIA LLC									
GRANTEE: CRUMP KEVIN T & DAN									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W22 FOP=[YR=2020] N11 FGR=[YR=2020] E14 N30 FGR=[YR=2020] N10 W25 S10 E25\$ W25 S30 E11\$ W11 S11 E11\$ W11 FOP=[YR=2020] W56 FSP=[YR=2020] W14 S15 E14 N15\$ S15 E42 N8 E14 N7\$ S7 W14 S8 W56 S5 E4 S14 E4 S7 FOP=[YR=2020] S25 E38 STP=[YR=2020] S4 E12 N4 W12\$ E50 N32 W6 S21 W19 S5 W38 N5 W19 N14 W6\$ E6 S14 E19 S5 E38 N5 E19 N21 E9 N14 E4 N20\$ PTR=E20 STR=[YR=2020] E14 FUS=[YR=2020] E9 S4 W6 S15 W12 N15 E9 N4\$ S4 W14 N4\$ W20\$.									

REVIEW DATE	06/21/2024	BY	WWA	Total Acres:	5.00	Total Land Value:	97,500	Market:	0	Agricultural:	0	Common:	97,500	PRINTED 07/30/2025 BY SYS
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