



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

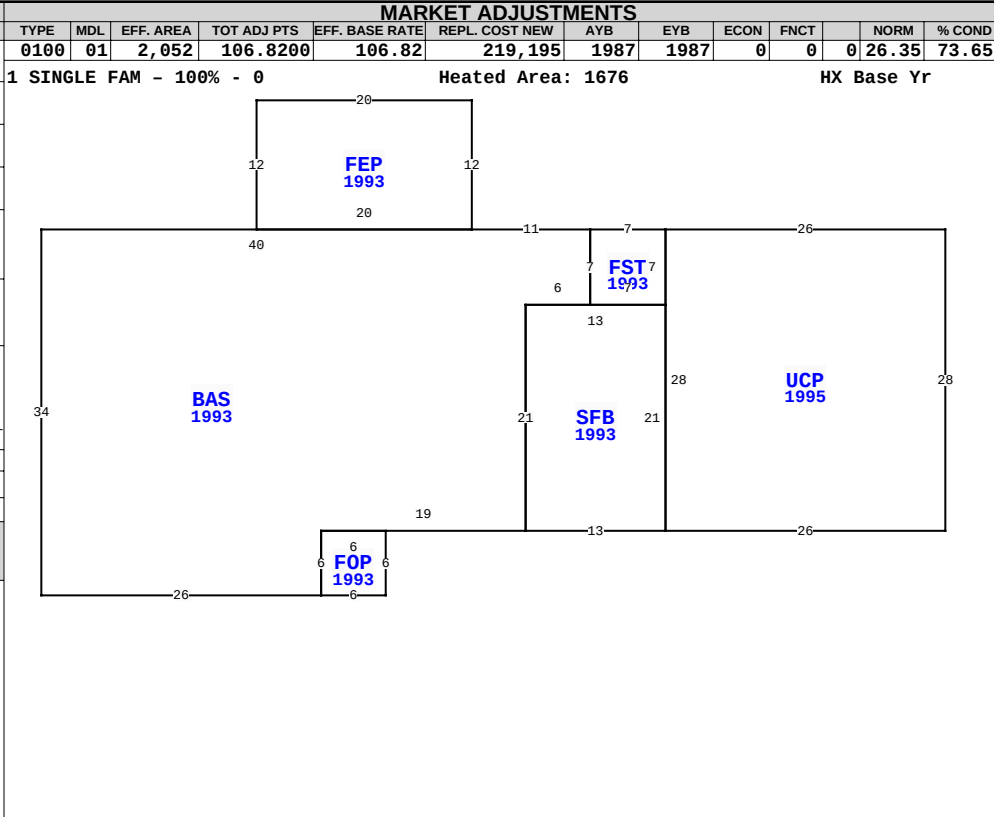
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	1993	1,458	114,705
FEP	240	80	1993	192	15,105
FOP	36	30	1993	11	865
FST	49	55	1993	27	2,124
SFB	273	80	1993	218	17,151
UCP	728	20	1995	146	11,486

TOTALS	2,784			2,052	161,437
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0511	GARAGE CB-	0	100	26	24	624.00	SF	26.80
3	0350	CARPORT WD	0	100	33	36	1,188.00	SF	13.00
4	0810	CONCRETE A	0	100	0	0	92.00	SF	6.50
5	0812	CONCRETE C	0	100	0	0	2,043.00	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	0005	OR	0.00	0.00	1.82

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0511	GARAGE CB-	0	100	26	24	624.00	SF	26.80	26.80	100	1987	1987	3	49.5	8,278	
3	0350	CARPORT WD	0	100	33	36	1,188.00	SF	13.00	13.00	100	1989	1989	3	20	3,089	
4	0810	CONCRETE A	0	100	0	0	92.00	SF	6.50	6.50	100	1987	1987	3	49.5	296	
5	0812	CONCRETE C	0	100	0	0	2,043.00	SF	4.00	4.00	100	1995	1995	3	68	5,557	

TOTAL OB/XF									
TOT LND UTS	1.82	UNIT TYPE	AC	DPH FACT	1.00	% COND	1.00	TOT ADJ	1.00
UNIT PRICE	45,000.00	ADJ UNIT PRICE	45,000.00	LAND VALUE	81,900	OTHER ADJUSTMENTS AND NOTES		YEAR	

Total Acres:	1.82	Total Land Value:	81,900	Market:	0	Agricultural:	0	Common:	81,900
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		161,437	
TOTAL MARKET OB/XF VALUE		19,320	
TOTAL LAND VALUE - MARKET		81,900	
TOTAL MARKET VALUE		262,657	
SOH/AGL Deduction		131,443	
ASSESSED VALUE		131,214	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		80,492	
TOTAL JUST VALUE		262,657	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		229,098	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951600	CARPORT	10,000	01/01/1995
3631	N/A	6,864	07/27/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0684/1879	7/16/1993	WD	Q	I		83,000	
GRANTOR: BARGERON OTTIS & D							
GRANTEE: MINSHEW TROY & SUE							
0476/0256	12/01/1985	WD	Q	V		27,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UCP=[YR=1995] W26 FST=[YR=1993] W7 BAS=[YR=1993] W11 FEP=[YR=1993] N12 W20 S12 E20\$ W40 S34 E26 FOP=[YR=1993] E6 N6 W6 S6\$ N6 E19 SFB=[YR=1993] E13 N21 W13 S21\$ N21 E6 N7\$ S7 E7 N7\$ S28 E26 N28\$.									