



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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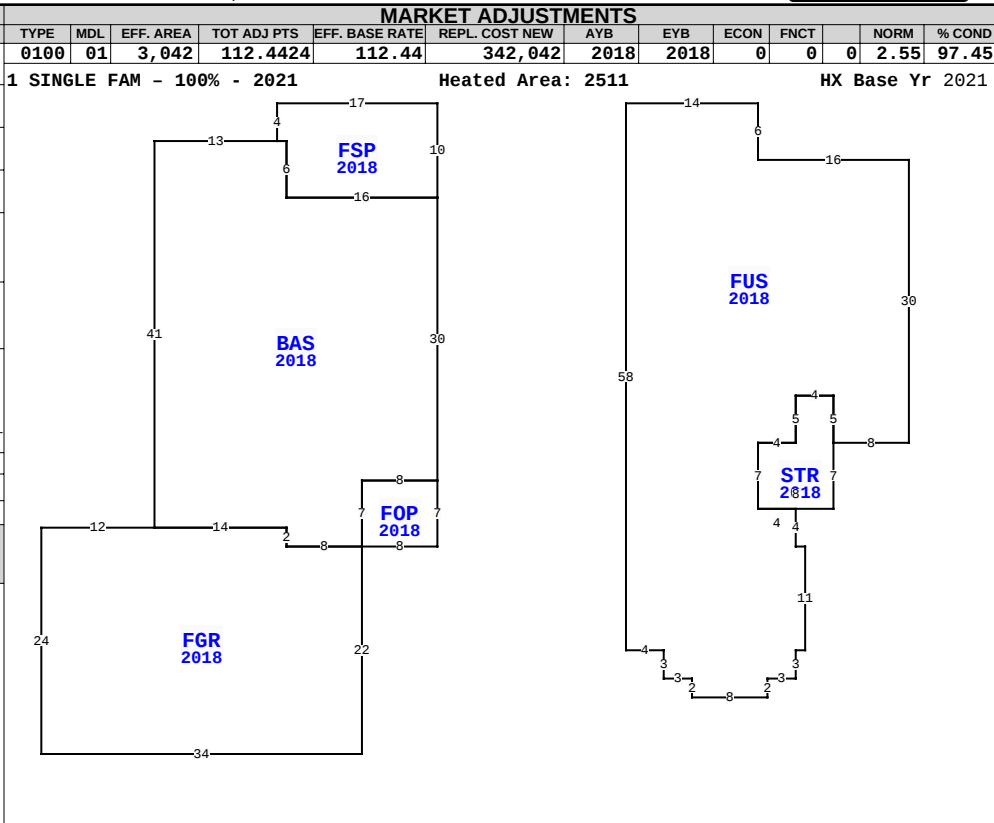
NEIGHBORHOOD/LOC	4145.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	2018	1,110	121,625
FGR	800	55	2018	440	48,212
FOP	56	30	2018	17	1,862
FSP	164	40	2018	66	7,232
FUS	1,401	100	2018	1,401	153,511
STR	76	10	2018	8	877

TOTALS	3,607			3,042	333,320
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,030.00	SF	4.00
2	0911	SCRN RM A	0	100	0	0	877.00	SF	17.50
3	0861	POOL GUNIT	0	100	0	0	380.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	497.00	SF	10.00
5	0462	ST/AL FNC	0	100	60	0	240.00	SF	10.00
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00
7	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

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		PUD	0.00	0.00	1.00



BLD DATE	03/30/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF									
55,875									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		333,320	
TOTAL MARKET OB/XF VALUE		55,875	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		474,195	
SOH/AGL Deduction		118,764	
ASSESSED VALUE		355,431	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		304,709	
TOTAL JUST VALUE		474,195	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		450,892	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007799	SCRN ENCLSR	10,000	10/01/2020
B205089	SWIM POOL	50,000	06/30/2020
C1705456	CO ISSUED	0	03/22/2018
B1705456	NEW CONSTR	329,069	06/20/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2366/1099	6/08/2020	WD Q	Q	I	01
					SALE PRICE
					312,000
GRANTOR: GAINES ZACHARY & SONJ					
GRANTEE: DARNALL JASON & MIC					
2185/0396	3/21/2018	WD Q	Q	I	01
					292,700
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: GAINES ZACHARY & SO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2018] W17 S4 BAS=[YR=2018] W13 S41 FGR=[YR=2018] W12 S24 E34 N22 FOP=[YR=2018] E8 N7 W8 S7W8 N2 W14S E14 S2 E8 N7 E8 N30 W16 N6 W1S E1 S6 E16 N10S PTR=E20 FUS=[YR=2018] E14 S6 E16 S30 W8 STR=[YR=2018] S7 W8 N7 E4 N5 E4 S5S N5 W4 S5 W4 S7 E4 S4 E1 S11 W1 S3 W3 S2 W8 N2 W3 N3 W4 N58S W20 \$.									