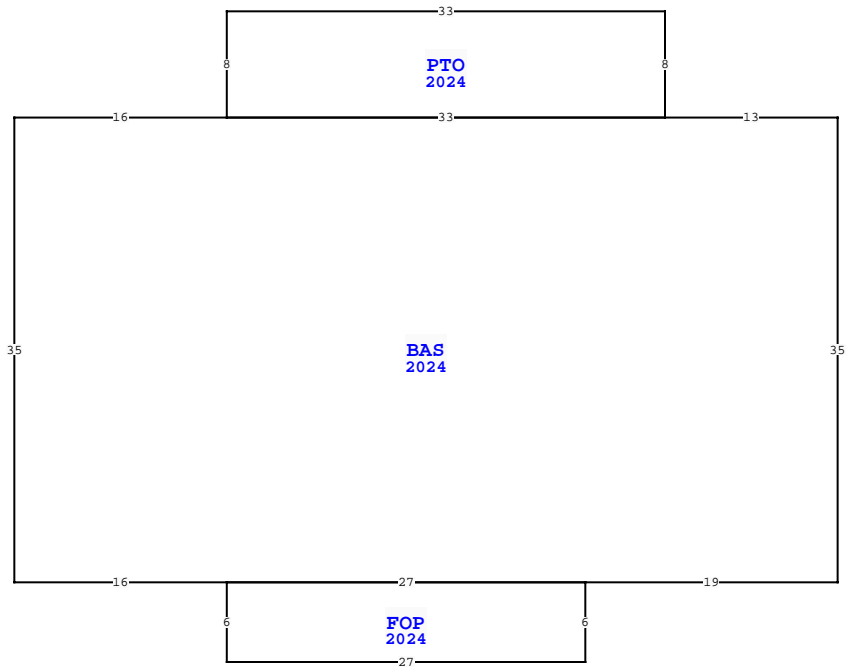


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	13	LVT/LAMMT	100			
Interior Floor	01	NONE	0			
Air Condition	03	CENTRAL	100			
Heating Type	04	AIR DUCTED	100			
Bedrooms		3	100			
Bathrooms		2	100			
Frame	02	WOOD FRAME	100			
Stories	1.	1.	100			
Units		0	100			
Quality	01	Quality Level 01				
DOR CODE	5000	IMPROVED AG				
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	2,170	100	2024	2,170	329,623	
FOP	162	30	2024	49	7,443	
PTO	264	5	2024	13	1,975	
TOTALS	2,596			2,232	339,041	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2024								
				Heated Area: 2170			HX Base Yr 2024				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			339,041
TOTAL MARKET OB/XF VALUE			22,320
TOTAL LAND VALUE - MARKET			374,200
TOTAL MARKET VALUE			458,306
SOH/AGL Deduction			118,885
ASSESSED VALUE			339,421
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			288,699
TOTAL JUST VALUE			735,561
NCON VALUE			8,640
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			647,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010813	PRIVATE PROVIDER	28,019	09/20/2024
230010477	CO ISSUED		08/15/2023
23002525	NEW CONSTR	372,360	02/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1210	7/14/2022	WD	U	V	11	100

GRANTOR: CHAPMAN HUBERT W SR &  
 GRANTEE: WHITLEY JOSEPH M &

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU
		01/28/2025	KBA

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=110,10] W13 W33 W16 S35 E16 E27 E19 N35 \$	
FOP=[YR=2024;ORIG=64,45] S6 E27 N6 W27 \$	
PTO=[YR=2024;ORIG=64,2] E33 S8 W33 N8 \$	

EXTRA FEATURES															
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	0680	POLE SHED	0	100 36 24	864.00	SF	10.00	10.00	100	2025	2024		100	8,640	
2	0680	POLE SHED	0	100 36 40	1,440.00	SF	10.00	10.00	100	2025	2022		95	13,680	

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	DPHT 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			3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							
2	006000	A	PASTURE - HA	0		OR			6.10	AC		1.00	1.00	1.00	370.00	370.00	2,257							
3	005600	A	TIMBER 3 N S	100		OR			10.00	AC		1.00	1.00	1.00	390.00	390.00	3,900							
4	005901	A	HARDWOOD SI	0		OR			3.50	AC		1.00	1.00	1.00	225.00	225.00	788							
5	009910	M	MARKET VALUE	0		OR			19.60	AC		1.00	1.00	1.00	14,500.00	14,500.00	284,200							