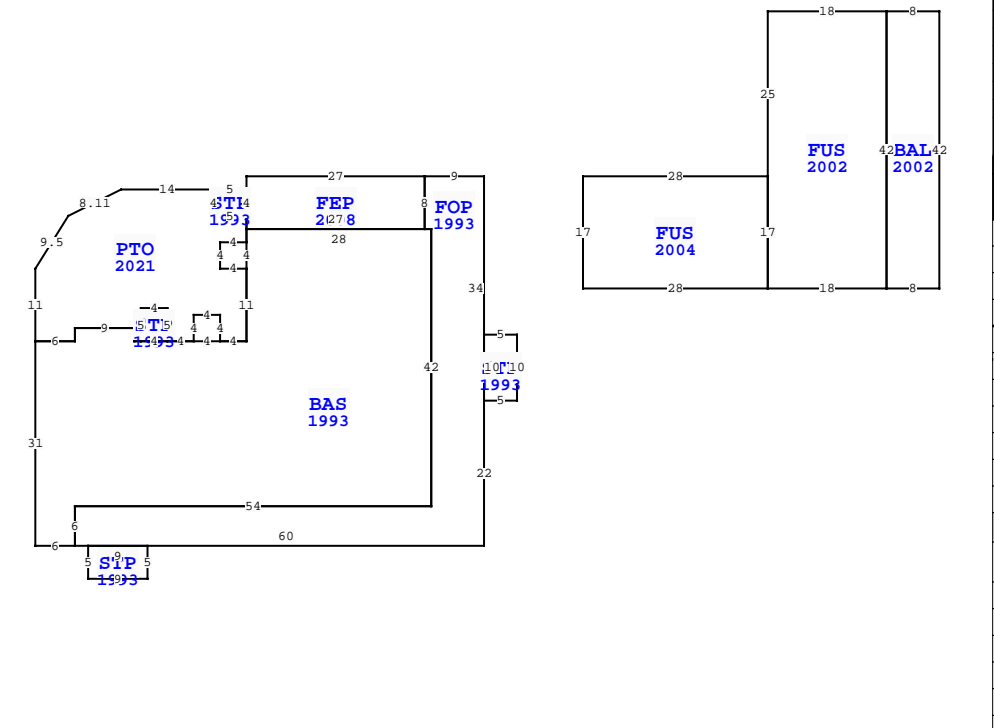


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,762	94.7340	149.68	563,096	1903	1980		0	0	18.25	81.75

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE			460,331		
TOTAL MARKET OB/XF VALUE			0		
TOTAL LAND VALUE - MARKET			141,300		
TOTAL MARKET VALUE			601,631		
SOH/AGL Deduction			158,540		
ASSESSED VALUE			443,091		
TOTAL EXEMPTION VALUE			HX HB 50,722		
BASE TAXABLE VALUE			392,369		
TOTAL JUST VALUE			601,631		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			557,183		



** This building has 11 Sub-Areas

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

Quality	02	Quality Level 02			
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
BAL	336	15	2002	50	6,118
BAS	2,030	100	1993	2,030	248,397
FEP	216	80	2008	173	21,169
FOP	780	30	1993	234	28,633
FUS	756	100	2002	756	92,507
FUS	476	100	2004	476	58,245
PTO	590	5	2021	30	3,671
STP	20	10	1993	2	244
STP	20	10	1993	2	244
STP	45	10	1993	4	490
TOTALS	5,319			3,762	460,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0310872	REMODEL	0	01/03/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/162	6/05/2024	WD	Q	I	02	635,000

GRANTOR: BOLES LAURA M & ELVIN						
GRANTEE: WILSON ERIC						
2486/0171	8/02/2021	QC	U	I	11	100
GRANTOR: BOLES LAURA MIXSON						
GRANTEE: BOLES LAURA M & ELV						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993;ORIG=-36,8] S2 S4 S11 W4 W4 W4 W4 W1 N2 W9 S2 W6 S31 E6 N6 E54 N42 W28 \$
FOP=[YR=1993;ORIG=0,0] W9 S8 E1 S42 W54 S6 E2 E60 N22 N34 \$
FUS=[YR=2002;ORIG=43,0] N25 E18 S42 W18 N17 \$
FUS=[YR=2004;ORIG=15,0] E28 S17 W28 N17 \$
BAL=[YR=2002;ORIG=61,-25] E8 S42 W8 N42 \$
FEP=[YR=2008;ORIG=-9,0] W27 S2 S4 S2 E27 N8 \$
STP=[YR=1993;ORIG=0,34] E5 N10 W5 S10 \$
STP=[YR=1993;ORIG=-60,56] S5 E9 N5 W9 \$
STP=[YR=1993;ORIG=-36,2] W5 S4 E5 N4 \$
STP=[YR=1993;ORIG=-48,25] N5 W4 S5 E4 \$
PTR=[ORIG=0,0] E15 W15 \$

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	4.71	AC		1.00	1.00	1.00	30,000.00	30,000.00	141,300							