



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

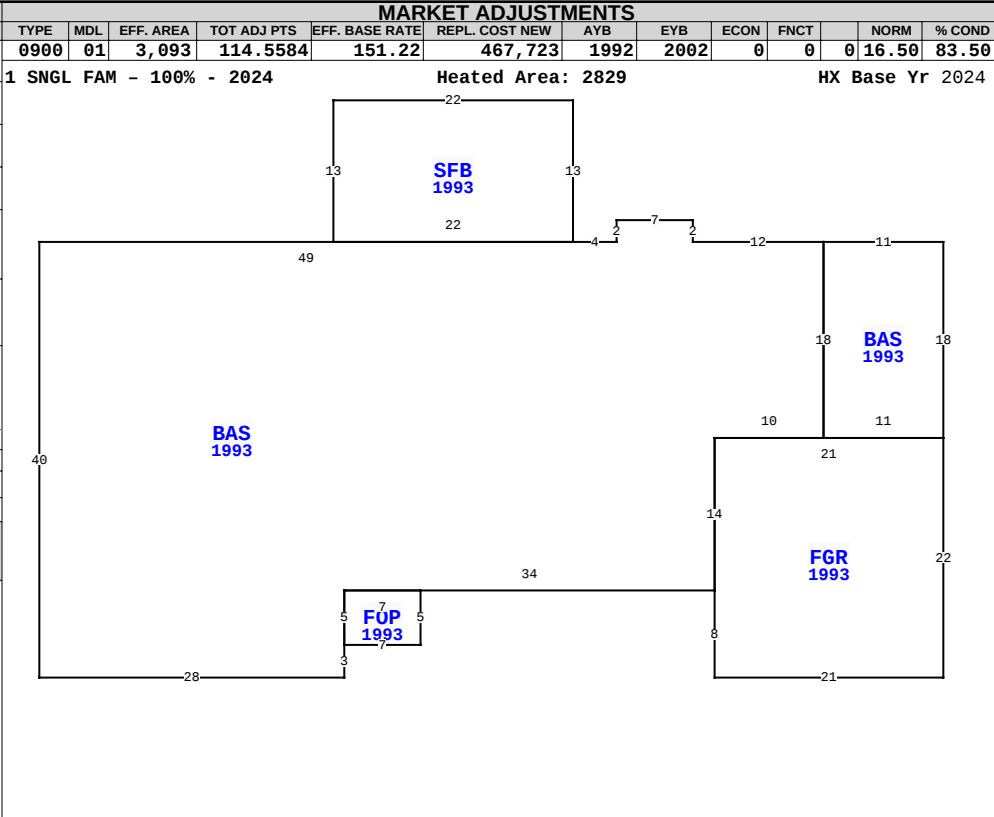
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	198	100	1993	198	25,002
BAS	2,402	100	1993	2,402	303,297
FGR	462	55	1993	254	32,072
FOP	35	30	1993	10	1,263
SFB	286	80	1993	229	28,915

TOTALS	3,383			3,093	390,549
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	860.00	SF	5.20	5.20	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	
4	0680	POLE SHED	0	100	20	13	260.00	SF	10.00	10.00	
5	0681	POLE SHED	0	100	0	0	330.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0004	OR	0.00	0.00	4.67	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
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	1992	1992	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	860.00	SF	5.20	5.20	100	1992	1992	3	62	2,773	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2000	2000	3	27	3,780	
4	0680	POLE SHED	0	100	20	13	260.00	SF	10.00	10.00	100	2000	2000	3	27	702	
5	0681	POLE SHED	0	100	0	0	330.00	SF	15.00	15.00	100	2003	2003	3	30	1,485	

TOTAL OB/XF											
11,190											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						390,549					
TOTAL MARKET OB/XF VALUE						11,190					
TOTAL LAND VALUE - MARKET						140,100					
TOTAL MARKET VALUE						541,839					
SOH/AGL Deduction						59,411					
ASSESSED VALUE						482,428					
TOTAL EXEMPTION VALUE						55,722					
BASE TAXABLE VALUE						426,706					
TOTAL JUST VALUE						541,839					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						468,832					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7554	NEW CONSTR	116,130	10/01/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2677/1785	11/03/2023	WD	Q	I	02	602,000	
GRANTOR: CONNER TRUST							
GRANTEE: THORSEN TIMOTHY JOH							
2625/0104	11/16/2022	WD	U	I	11	100	
GRANTOR: CONNER CARLILE L JR &							
GRANTEE: CONNER TRUST							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W11 BAS=[YR=1993] W12 N2 W7 S2 W4 SFB=[YR=1993] N13 W22 S13 E22\$ W49 S40 E28 N3 FOP=[YR=1993] E7 N5 W7 S5\$ N5 E34 FGR=[YR=1993] S8 E21 N22 W21 S14\$ N14 E10 N18\$ S18 E11 N18\$.											