



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
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			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	5000	IMPROVED AG			
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	1,528	100	1993	1,528	150,674
BAS	484	100	2007	484	47,727
TOTALS	2,012			2,012	198,401

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,012	106.7220	140.87	283,430	1981	1984	0	0	30.00	70.00

1 SNGL FAM - 100% - 0

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
2	0940	SHEDS/PORT	0	100	17	10	170.00	SF	20.10	20.10	100
3	0812	CONCRETE C	0	100	0	0	3,174.00	SF	4.00	4.00	100
4	1242	WD DECK A	0	100	0	0	172.00	SF	10.00	10.00	100
5	0825	BRICK	0	100	0	0	556.00	SF	9.38	9.38	100
6	0510	GARAGE WD-	0	100	29	32	928.00	SF	26.25	26.25	100
7	0680	POLE SHED	0	100	27	11	297.00	SF	10.00	10.00	100
8	0681	POLE SHED	0	100	14	32	448.00	SF	15.00	15.00	100
9	0351	CARPORT MT	0	100	18	35	630.00	SF	5.90	5.90	100
TOTAL OB/XF 27,847											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.50	AC	
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	9.11	AC	
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.11	AC	
TOTAL OB/XF 27,847											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.50	AC	
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	9.11	AC	
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC	
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.11	AC	
TOTAL OB/XF 27,847											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			198,401
TOTAL MARKET OB/XF VALUE			27,847
TOTAL LAND VALUE - MARKET			255,205
TOTAL MARKET VALUE			301,255
SOH/AGL Deduction			139,301
ASSESSED VALUE			161,954
TOTAL EXEMPTION VALUE			55,722
BASE TAXABLE VALUE			106,232
TOTAL JUST VALUE			481,453
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			453,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-10015	FOUNDATION REPAIR	8,843	08/08/2023
B26095	INSTALL FOUNDATIO	7,395	06/01/2012
B0618291	FOUNDATION	3,895	10/31/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2443/0185	3/16/2021	QC U	V	11	
GRANTOR: MACMILLAN DONNA ELIZA					
GRANTEE: MACMILLAN DONNA W &					
0322/0196	9/01/1980	WD U	V		
GRANTOR:					
GRANTEE:					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W55 S23 W8 S6 BAS=[YR=2007] S22 E22 N22 W22\$ E22 N11 E13 S12 E28 N30\$.					