



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	20	FACE BRICK 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMNT 80	
Interior Floor	14	CARPET 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	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,213	100	2006
FGR	399	55	2006
FOP	8	30	2006
TOTALS	1,620		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 2025		173,657	2006	2006	0	0	0	9.00	91.00	
Heated Area: 1213 HX Base Yr													
BLD DATE		LGL DATE											
XF DATE		LAND DATE	05/13/2025	MLU									
INC DATE		AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			158,028
TOTAL MARKET OB/XF VALUE			6,384
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			229,412
SOH/AGL Deduction			0
ASSESSED VALUE			229,412
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			229,412
TOTAL JUST VALUE			229,412
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11034	H/AC	0	02/01/2006
C16886	CO ISSUED	94,494	01/01/2006
R08764	REPAIR/RRF	3,000	01/01/2006
B16886	NEW CONSTR	94,494	01/01/2006
E16528	NEW CONSTR	2,000	01/01/2006
P10530	NEW CONSTR	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/1550	5/10/2024	WD Q	Q	I	01	299,000
GRANTOR: WILLIAMSON JASON LYLE						
GRANTEE: ROBERTS LEONARD & K						
2137/1695	8/03/2017	WD U	U	I	37	120,000
GRANTOR: REHM DANE KEITH						
GRANTEE: WILLIAMSON JASON LY						

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	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2006	2006	3	86	559	
2	0810	CONCRETE A	0	0	58	16	928.00	SF	6.50	6.50	100	2006	2006	3	86	5,188	
3	0810	CONCRETE A	0	0	38	3	114.00	SF	6.50	6.50	100	2006	2006	3	86	637	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE																								
05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS																								