



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 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		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	1999	1,633	205,807
BAS	108	100	2012	108	13,612
FGR	637	55	1999	350	44,111
FOP	324	30	1999	97	12,225
FSP	776	40	2012	310	39,069
FUS	416	100	1999	416	52,428
FUS	984	100	1999	984	124,014
UOP	32	20	1999	6	756

TOTALS	4,910			3,904	492,021
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	22	25	550.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
3	0812	CONCRETE C	0	100	0	0	2,865.00	SF	4.00
4	0812	CONCRETE C	0	100	0	0	568.00	SF	4.00
5	0855	CONC PAVER	0	100	0	0	881.00	SF	5.00
6	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00
7	0463	FENCE GATE	0	100	0	0	2.00	UT	1,200.00
8	1127	BRICK 8"	0	100	0	0	136.00	SF	11.00
9	0473	VF 3 RAIL	0	100	0	0	312.00	LF	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	3.46

REVIEW DATE	07/27/2021	BY	KWX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,904	106.9740	141.21	551,284	1999	2002	0	0	10.75	89.25
1 SNGL FAM - 100% - 2022 Heated Area: 3141 HX Base Yr 2022											

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	0810	CONCRETE A	0	100	22	25	550.00	SF	6.50	6.50	100	1990	1990	3	57	2,038	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	5,670	
3	0812	CONCRETE C	0	100	0	0	2,865.00	SF	4.00	4.00	100	2002	2002	3	80	9,168	
4	0812	CONCRETE C	0	100	0	0	568.00	SF	4.00	4.00	100	2002	2002	3	80	1,818	
5	0855	CONC PAVER	0	100	0	0	881.00	SF	5.00	5.00	100	2002	2002	3	80	3,524	
6	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2006	2006	3	24	1,152	
7	0463	FENCE GATE	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	2006	2006	3	66	1,584	
8	1127	BRICK 8"	0	100	0	0	136.00	SF	11.00	11.00	100	2006	2006	3	96	1,436	
9	0473	VF 3 RAIL	0	100	0	0	312.00	LF	7.50	7.50	100	2012	2012	3	81	1,895	

TOTAL OB/XF									
28,285									

REVIEW DATE	07/27/2021	BY	KWX
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Total Acres:	3.46	Total Land Value:	346,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		523,595	
TOTAL MARKET OB/XF VALUE		28,285	
TOTAL LAND VALUE - MARKET		346,000	
TOTAL MARKET VALUE		897,880	
SOH/AGL Deduction		697,361	
ASSESSED VALUE		200,519	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		149,797	
TOTAL JUST VALUE		897,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		787,352	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109362	(14) WINDOWS	20,000	08/01/2021
9905924	NEW CONSTR	116,470	04/01/1999
E973553	NEW CONSTR	0	04/01/1997
973689	XFOB	35,000	01/01/1997
8375	MH MOVE-ON	26,000	11/19/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2711/1616	4/25/2024	QC U	I	11		100	
GRANTOR: ADAMS SARAH F & J GAR							
GRANTEE: ADAMS ETHAN W							
2437/1487	2/26/2021	WD U	I	37		375,000	
GRANTOR: BURKETT JOHN FERRELL							
GRANTEE: ADAMS SARAH F & J G							

BUILDING NOTES									
BUILDING DIMENSIONS									
FSP=[YR=2012] W48 S17 BAS=[YR=1999] S8 FGR=[YR=1999] W26 S23 E26 FOP=[YR=1999] S12 E20 UOP=[YR=1999] S4 E8 N4 W8 \$ E28 N6 BAS=[YR=2012] N18 W6 S18 E6\$ W42 N6 W6 \$ N8 E6 N4 W3 N5 W3 N6 \$ S6 E3 S5 E3 S4 W6 S8 E6 S6 E36 N18 E6 N19 W30 N4 W10 S4 W8\$ E8 N4 E10 S4 E30 N17\$ PTR= E20 FUS=[YR=1999] E12 S18 E12 N18 E12 S36 W12 N8 W12S8 W12 N36 \$ W20 \$ PTR= N10 W65 FUS=[YR=1999] W26 S16 E26 N16 \$ E65 S10\$.									

TOTAL OB/XF									
28,285									

REVIEW DATE	07/27/2021	BY	KWX
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Total Acres:	3.46	Total Land Value:	346,000	Market:	0	Agricultural:	0	Common:	346,000	PRINTED 07/30/2025 BY SYS
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