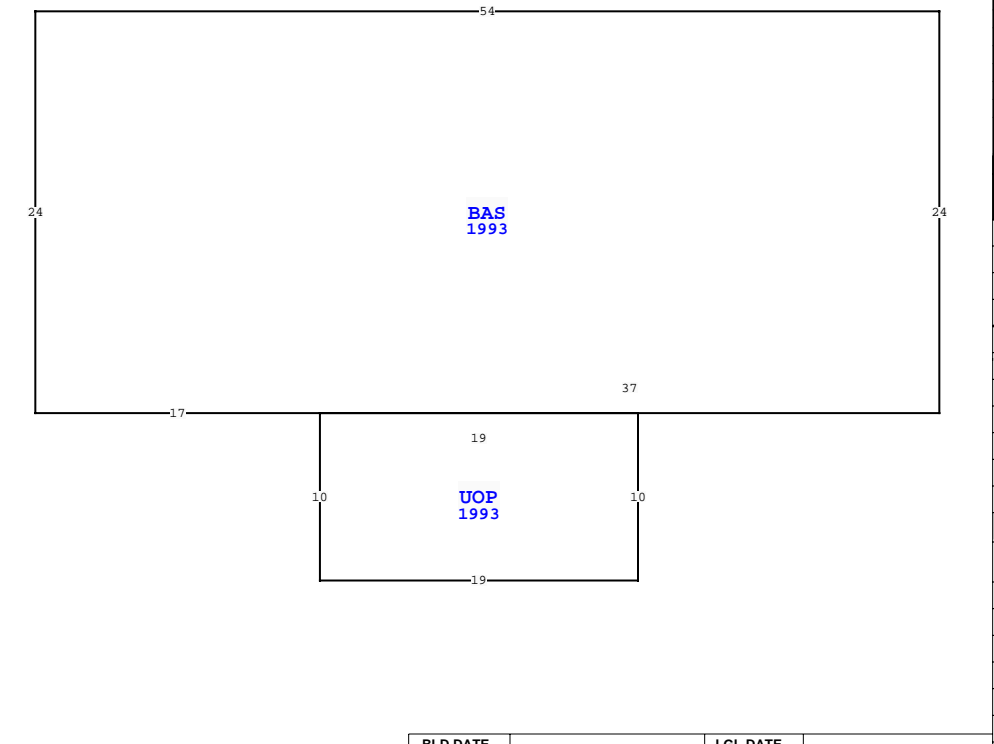




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 60
Interior Wall	04 PLYWOOD 40
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,334	95.6800	95.68	127,637	1960	1960	0	0	23.25	76.75



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			107,235
TOTAL MARKET OB/XF VALUE			1,478
TOTAL LAND VALUE - MARKET			98,600
TOTAL MARKET VALUE			207,313
SOH/AGL Deduction			133,772
ASSESSED VALUE			73,541
TOTAL EXEMPTION VALUE	HX HB WR		47,216
BASE TAXABLE VALUE			26,325
TOTAL JUST VALUE			207,313
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			195,763

NEIGHBORHOOD/LOC	4031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1993	1,296	95,171
UOP	190	20	1993	38	2,791
TOTALS	1,486			1,334	97,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313725	MTL ROOF	2,275	11/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1787/1225	4/09/2012	WD U	I	I	30	100
GRANTOR: JOHNSON DONALD D & WI						
GRANTEE: ATKINS DONNA LEE TR						
0669/1992	11/10/1992	WD U	I	I	07	100
GRANTOR: CORBETT HOKE & L G						
GRANTEE: JOHNSON DONALD & W						

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	0350	CARPORT WD	0	100	24	16		13.00	100	1961	1961	3	20	998	
2	0351	CARPORT MT	0	100	12	20		10.00	100	1987	1987	3	20	480	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2025	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W54 S24 E17 UOP=[YR=1993] S10E19 N10 W19\$ E37 N24\$.											

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	000100	C	RES	100		RMH	300.00	168.00	1.16	AC		1.00	1.00	1.00	85,000.00	85,000.00	98,600							

