



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
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
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,554	100	2020
DCK	142	15	2020
DCK	240	15	2020
TOTALS	1,936		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0820	02	1,611	135.3000	108.24	174,375	1990	2005	0	0	46.00	54.00														
2 M/H 93- - 0% - 0																									
Heated Area: 1554 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/22/2024</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/22/2024		
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NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			294,375
TOTAL MARKET OB/XF VALUE			1,548
TOTAL LAND VALUE - MARKET			375,000
TOTAL MARKET VALUE			670,923
SOH/AGL Deduction			0
ASSESSED VALUE			670,923
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			670,923
TOTAL JUST VALUE			670,923
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			650,223

12/2020KW: DOCK STILL DAMAGED
8/2017KW: HURRICANE MATTHEW DOCK DAMAGE
XFOB:4:1: 4/2016 KW: EST FROM AIREAL 8/2017KW: DOC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP10127	MH APPLICATION	0	12/16/2019
B1704179	MODULAR HM	0	05/01/2017
B1701363	DEMOLITION	4,000	03/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1637/1459	8/31/2009	WD Q	Q	I	03	250,000
GRANTOR: BUSCH GREG TRUSTEE FO						
GRANTEE: CRUMP KEVIN & DANNA						
1337/0499	7/29/2005	PR Q	Q	I	01	100
GRANTOR: RENDELL DONNA L P/R F						
GRANTEE: BUSCH GREG						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W16 DCK=[YR=2020] N12 W20 S12 E20\$ W40 S28 E25 DCK=[YR=2020] S8 E16 N8 W1 N1 W14 S1 W1\$ E1 N1 E14 S1 E16 N28\$.	

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
2	0940	SHEDS/PORT	0	0	10 12	SF	15.00	15.00	100	2020	2020	3	86	1,548	

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	000131	C	RES CREEK	0		RMH	125.00	420.00	125.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	375,000							



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Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	11	CLAY TILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,204	100	2017
DCK	30	10	2017
DCK	49	10	2017
FOP	312	30	2020
TOTALS	2,595		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0200	01	2,306	108.0940	97.28	224,328	2002	2002	0	0	10.75	89.25														
3 SFR MODULR - 0% - 0																									
Heated Area: 2204 HX Base Yr																									
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GRANTEE: CRUMP KEVIN & DANNA						
1337/0499	7/29/2005	PR	Q	I	01	100
GRANTOR: RENDELL DONNA L P/R F						
GRANTEE: BUSCH GREG						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W22 FOP=[YR=2020] N13 W24 S13 E24\$ W37	
DCK=[YR=2017] N6 W5 S6 E5\$ W17 S29 E35 DCK=[YR=2017] S7 E7	
N7 W7\$ E41 N29\$.	

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

LAND DESCRIPTION														TOTAL OB/XF											
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