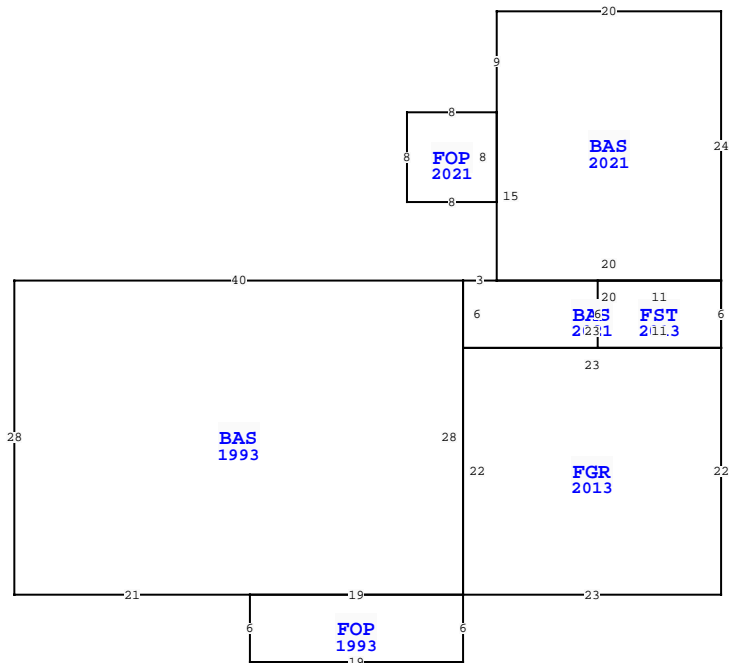


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,105	103.1548	136.16	286,617	1972	2005		0	0	9.25	90.75
1 SNGL FAM - 100% - 2025 Heated Area: 1738 HX Base Yr												



Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	138,393
BAS	138	100	2021	138	17,052
BAS	480	100	2021	480	59,311
FGR	506	55	2013	278	34,351
FOP	114	30	1993	34	4,201
FOP	64	30	2021	19	2,348
FST	66	55	2013	36	4,449
TOTALS	2,488			2,105	260,105

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			296,706
TOTAL MARKET OB/XF VALUE			19,362
TOTAL LAND VALUE - MARKET			102,000
TOTAL MARKET VALUE			418,068
SOH/AGL Deduction			0
ASSESSED VALUE			418,068
TOTAL EXEMPTION VALUE	13		418,068
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			418,068
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013335	CLOSEIN POLE BARN	10,000	12/02/2024
B2011376	ADDITION- MSTR BD	58,780	11/18/2020
R1614860	REPAIR/RRF	7,000	02/19/2016
B160515	REMODEL- SIDING	5,500	02/17/2016
B0108739	CARPORT	3,888	09/05/2001
R013527	REPAIR/RRF	0	09/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2737/154	9/11/2024	QC	U	I	11	55,000
GRANTOR: BLACKWELDER DYLAN D &						
GRANTEE: BLACKWELDER DYLAN D						
2563/0734	5/06/2022	QC	U	I	11	100
GRANTOR: BLACKWELDER TAMMY & J						
GRANTEE: BLACKWELDER JOHNNY						

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	100	34	24		6.50	6.50	100	1985	1985	3	44	2,334	
2	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2021	2021	3	99	4,118	
3	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2019	2019	3	94	5,053	
4	0470	VNYL GATE	0	100	0	0		300.00	300.00	100	2019	2019	3	94	846	
5	0803	ASPHALT C	0	100	0	0		1.20	1.20	100	2021	2021	3	86	3,744	
6	0940	SHEDS/PORT	0	100	11	11		30.00	30.00	100	2021	2021	3	90	3,267	

BUILDING NOTES			
BLD DATE 03/03/2023 NW LGL DATE 05/09/2025 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS			
BAS=[YR=2021] W20 S9 FOP=[YR=2021] W8 S8 E8 N8\$ S15			
BAS=[YR=2021] W3 BAS=[YR=1993] W40 S28 E21 FOP=[YR=1993] S6			
E19 N6 W19\$ E19 FGR=[YR=2013] E23 N22 FST=[YR=2013] N6 W11			
S6 E11\$ W23 S22\$ N28\$ S6 E23 N6 W20\$ E20 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		RSF	2200.00	178.00	2.00	LT		1.00	1.00	0.85	60,000.00	51,000.00	102,000								



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	08	DECORATIVE 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4005.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	864	100
PTO	132	5
UCP	242	20
UCP	528	20
UST	374	45
TOTALS	2,140	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	ACCESORY U	- 100%	- 2025									
Heated Area: 864						HX Base Yr						
BLD DATE 03/03/2023 NW LGL DATE 05/09/2025 MLU XF DATE INC DATE AG DATE												

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 2 of 2
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		296,706
TOTAL MARKET OB/XF VALUE		19,362
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		418,068
SOH/AGL Deduction		0
ASSESSED VALUE		418,068
TOTAL EXEMPTION VALUE	13	418,068
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		418,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
972377	H/AC	0	05/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2737/154	9/11/2024	QC	U	I	11	55,000
GRANTOR: BLACKWELDER DYLAN D &						
GRANTEE: BLACKWELDER DYLAN D						
2563/0734	5/06/2022	QC	U	I	11	100
GRANTOR: BLACKWELDER TAMMY & J						
GRANTEE: BLACKWELDER JOHNNY						

BUILDING NOTES												
BUILDING DIMENSIONS PTO=[YR=2021] W11 BAS=[YR=2021] W24 UST=[YR=2021] W11 S34 E11 N34\$ S36 E1 UCP=[YR=2021] S24 E22 N24 W22\$ E23 N2 UCP=[YR=2021] E11 N22 W11 S22\$ N34\$ S12 E11 N12\$.												

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
REVIEW DATE 07/09/2025 BY TW Total Acres: 0.00 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS																										