

| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|------------------|--------------|--------------|----------------------|
| Exterior Wall | 12 | CEDAR | 50 | | |
| Exterior Wall | 19 | COMMON BRK | 50 | | |
| Roof Structure | 07 | GAMBREL | 100 | | |
| Roof Cover | 03 | COMP SHNGL | 100 | | |
| Interior Wall | 04 | PLYWOOD | 100 | | |
| Interior Floor | 11 | CLAY TILE | 50 | | |
| Interior Floor | 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 | 2. | 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 | | |
| NEIGHBORHOOD/LOC | 4032.00 | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 992 | 100 | 1993 | 992 | 136,043 |
| FEP | 264 | 80 | 1993 | 211 | 28,937 |
| FOP | 40 | 30 | 1993 | 12 | 1,646 |
| FUS | 924 | 100 | 1993 | 924 | 126,717 |
| UGR | 675 | 45 | 1993 | 304 | 41,690 |
| UOP | 140 | 20 | 1993 | 28 | 3,840 |
| TOTALS | 3,035 | | | 2,471 | 338,872 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------------------|-----------------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,471 | 124.9920 | 164.99 | 407,690 | 1979 | 1999 | 0 | 0 | 16.88 | 83.12 |
| 1 SNGL FAM - 100% - 1980 | | | | | | | | | | Heated Area: 1916 | HX Base Yr 1980 |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|-------------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 2 |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 381,851 |
| TOTAL MARKET OB/XF VALUE | | | 13,125 |
| TOTAL LAND VALUE - MARKET | | | 400,000 |
| TOTAL MARKET VALUE | | | 794,976 |
| SOH/AGL Deduction | | | 572,735 |
| ASSESSED VALUE | | | 222,241 |
| TOTAL EXEMPTION VALUE | HX HB SL WX | | 222,241 |
| BASE TAXABLE VALUE | | | 0 |
| TOTAL JUST VALUE | | | 794,976 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 676,194 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 6506 | GARAGE | 10,500 | 06/05/1990 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2741/1411 | 9/24/2024 | LE | U | I | 11 | 100 |
| GRANTOR: BLAKE LINDA WATSON | | | | | | |
| GRANTEE: BLAKE GEORGE BARRON | | | | | | |
| 332/57 | 2/26/1981 | WD | Q | V | | 7,500 |
| GRANTOR: BENEDICT FLORENCE HUN | | | | | | |
| GRANTEE: BLAKE GEORGE B & LI | | | | | | |

| 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | | 1.00 | UT 3,500.00 | 3,500.00 | 100 | 1979 | 1979 | 3 | 42 | 1,470 |
| 2 | 1242 | WD DECK A | 0 | 100 | 10 | 14 | | 140.00 | SF 10.00 | 10.00 | 100 | 1985 | 1985 | 3 | 20 | 280 |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | | 324.00 | SF 10.00 | 10.00 | 100 | 1980 | 1980 | 3 | 20 | 648 |
| 4 | 0300 | BOAT DCK W | 0 | 100 | 0 | 0 | | 498.00 | SF 40.00 | 40.00 | 100 | 2000 | 2000 | 3 | 27 | 5,378 |
| 5 | 0310 | AL GANG WY | 0 | 100 | 0 | 0 | | 18.00 | LF 115.00 | 115.00 | 100 | 2000 | 2000 | 3 | 20 | 414 |
| 6 | 0810 | CONCRETE A | 0 | 100 | 28 | 30 | | 840.00 | SF 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 57 | 3,112 |
| 7 | 0322 | BOAT LFT L | 0 | 100 | 0 | 0 | | 1.00 | UT 1,500.00 | 1,500.00 | 100 | 1992 | 1992 | 3 | 20 | 300 |
| 8 | 0317 | DCK PLNG W | 0 | 100 | 0 | 0 | | 2.00 | UT 1,000.00 | 1,000.00 | 100 | 2000 | 2000 | 3 | 20 | 400 |
| 9 | 0303 | FLT DOCK W | 0 | 100 | 20 | 8 | | 160.00 | SF 26.00 | 26.00 | 100 | 2000 | 2000 | 3 | 27 | 1,123 |

| TOTAL OB/XF | | | | | | | | | | 13,125 | | | | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 100 | | RSF-1 | 0.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 200,000.00 | 200,000.00 | 400,000 | | | | | | | |

| REVIEW DATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------|--|--|--|--|--------|--|--|--|--|-------------------|--|--|--|--|---------------------------|--|--|--|--|-----------|--|--|--|--|-----------------|--|--|--|--|-----------------|--|--|--|--|---------------------------|--|--|--|--|
| 05/12/2019 | | | | | BY KBA | | | | | Total Acres: 0.00 | | | | | Total Land Value: 400,000 | | | | | Market: 0 | | | | | Agricultural: 0 | | | | | Common: 400,000 | | | | | PRINTED 07/30/2025 BY SYS | | | | |

