



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	08	SHT VINYL 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	03	Quality Level 03	
DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2015
TOTALS	2,280		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	2,280	116.0000	98.60	224,808	2005	2005	0	0	46.00	54.00														
1 M/H 94+ - 0% - 2023 Heated Area: 2280 HX Base Yr 2023																									
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 76 76 30 30 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2015 </div> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <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>05/13/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/13/2025	MLU	
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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			508,915
TOTAL MARKET OB/XF VALUE			650
TOTAL LAND VALUE - MARKET			333,596
TOTAL MARKET VALUE			587,374
SOH/AGL Deduction			75,752
ASSESSED VALUE			511,622
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			460,900
TOTAL JUST VALUE			843,161
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			806,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902975	CO ISSUED	0	09/19/2022
B1902975	NEW CONSTR	344,893	03/26/2019
MHU5640	MH MOVE-ON	0	07/01/2015
MHU5640	CO ISSUED	0	06/30/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/1753	6/13/2006	QC	Q	V	01	100
GRANTOR: DRURY VICKI DIANE						
GRANTEE: LEWIS RAYMOND E						
1342/0009	8/16/2005	WD	Q	V		80,000
GRANTOR: LEWIS R E						
GRANTEE: HIGGINBOTHAM DAVID						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2015] W76 S30 E76 N30\$.													

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	1242	WD DECK A	0	100	0	0		10.00	10.00	100	2015	2015	3	65	650	

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	15.97	AC		1.00	1.00	1.00	370.00	370.00	5,909							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	190.00	190.00	1,900							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	25.97	AC		1.00	1.00	0.70	14,500.00	10,150.00	263,596							

