



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	1995	644	82,995
BAS	1,779	100	1995	1,779	229,266
FGR	529	55	1995	291	37,502
FOP	75	30	1995	22	2,835
FSP	133	40	2004	53	6,830
TOTALS	3,160			2,789	359,429

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,890.00	SF	4.00
3	0510	GARAGE WD-	0	100	22	20	440.00	SF	35.00
4	0681	POLE SHED	0	100	22	12	264.00	SF	15.00
5	0861	POOL GUNIT	0	100	33	15	495.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	1,425.00	SF	10.00
7	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00
8	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,789	113.8560	150.29	419,159	1995	2005	0	0	0	14.25	85.75

1 SNGL FAM - 100% - 2022

Heated Area: 2423

HX Base Yr 2022

The diagram shows a property layout with several labeled areas and their dimensions:

- BAS 1995**: A large area on the left with dimensions 15, 8, 21, 12, 43, 19, 7, 19, 25, 16, 23, 23, 21, 12, 13, 13, 12, 12, 10, 19, 26, 19, 12, 10, 15.
- FSP 2004**: A small area in the upper right with dimensions 19, 7, 19.
- FOP 1995**: A small area in the lower left with dimensions 12, 3, 3, 12, 13, 13, 9, 9, 12, 12, 10, 19, 26, 19, 12, 10, 15.
- FGR 1995**: A large area on the right with dimensions 16, 23, 23, 21, 12, 13, 13, 12, 12, 10, 19, 26, 19, 12, 10, 15.

BLD DATE	LGL DATE

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	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	2,890.00	SF	4.00	4.00	100	1995	1995	3	68	7,861	
3	0510	GARAGE WD-	0	100	22	20	440.00	SF	35.00	35.00	100	2004	2004	3	32	4,928	
4	0681	POLE SHED	0	100	22	12	264.00	SF	15.00	15.00	100	2011	2011	3	60	2,376	
5	0861	POOL GUNIT	0	100	33	15	495.00	SF	85.00	85.00	100	2015	2015	3	75	31,556	
6	0855	CONC PAVER	0	100	0	0	1,425.00	SF	10.00	10.00	100	2015	2015	3	95	13,538	
7	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2015	2015	3	75	2,880	
8	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

TOTAL OB/XF									
66,060									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					359,429				
TOTAL MARKET OB/XF VALUE					66,060				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					480,489				
SOH/AGL Deduction					101,800				
ASSESSED VALUE					378,689				
TOTAL EXEMPTION VALUE					HX HB VX 55,722				
BASE TAXABLE VALUE					322,967				
TOTAL JUST VALUE					480,489				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					466,828				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429104	SWIM POOL	36,318	07/01/2014
B12828	GARAGE	14,520	05/01/2004
R6175	REPAIR/RRF	700	05/01/2004
B941489	NEW CONSTR	120,000	12/01/1994
P94761	NEW CONSTR	0	12/01/1994
B9401489	NEW CONSTR	0	11/18/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2483/0084	7/23/2021	WD	Q	I	01	420,000	
GRANTOR: NORMAN JONATHAN A & K							
GRANTEE: POWELL RICHARD T &							
2076/0480	10/04/2016	WD	Q	I	01	243,000	
GRANTOR: MINTON TAMMY L							
GRANTEE: NORMAN JONATHAN ADA							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1995;ORIG=-19,0] W43 S15 E8 S21 E12 N2 E2 N3 E12 S3 E12 N2 E16 N25 W19 N7 \$									
BAS=[YR=1995;ORIG=17,2] N15 E10 N12 E19 S26 W19 S1 W10 \$									
FGR=[YR=1995;ORIG=-16,34] S21 E23 N23 W23 S2 \$									
FSP=[YR=2004;ORIG=0,0] W19 S7 E19 N7 \$									
FOP=[YR=1995;ORIG=-40,34] S3 E13 N3 W1 N3 W12 S3 \$									