



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 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	4020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1993	1,768	264,190
BAS	64	100	2022	64	9,563
BAS	420	100	2022	420	62,760
FGR	566	55	2022	311	46,472
FOP	212	30	1993	64	9,563
FSP	147	40	2022	59	8,817
FSP	252	40	2022	101	15,092
TOTALS	3,429			2,787	416,458

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	0	0	1,990.00	SF	40.00	40.00	
2	0350	CARPORT WD	0	100	20	12	240.00	SF	13.00	13.00	
3	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	
4	1076	TRELLIS A	0	100	26	10	260.00	SF	7.50	7.50	
5	0855	CONC PAVER	0	100	0	0	745.00	SF	7.00	7.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000131	C	RES CREEK	100		RSF-	1155.00	355.00	1.32	AC	

1 SNGL FAM - 100% - 2023

Heated Area: 2252

HX Base Yr 2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2025 MLU

TOTAL OB/XF											
38,975											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						433,294					
TOTAL MARKET OB/XF VALUE						38,975					
TOTAL LAND VALUE - MARKET						231,000					
TOTAL MARKET VALUE						703,269					
SOH/AGL Deduction						17,908					
ASSESSED VALUE						685,361					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						634,639					
TOTAL JUST VALUE						703,269					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						666,046					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2205043	REMODEL	350,000	04/01/2022
B2205044	REMODEL	15,000	04/01/2022
963120	XFOB	5,148	07/01/1996
4329	NEW CONSTR	10,568	08/31/1987
3595	N/A	61,190	09/04/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2512/1015	11/09/2021	WD	Q	I	01	795,000	
GRANTOR: MOORE JORDAN S							
GRANTEE: TOLBERT KIRK L & ME							
2318/0490	11/04/2019	WD	Q	I	01	560,000	
GRANTOR: TEITELBAUM NATHAN M &							
GRANTEE: MOORE JORDAN S							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2022] W21 BAS=[YR=2022] W11 FSP=[YR=2022] N12W21S12 E21\$ W49 S7 BAS=[YR=1993] S30 E18 FOP=[YR=1993] S6 E30 N6 W11 N4 W8 S4 W11 \$ E11 N4 E8 S4 E23 FGR=[YR=2022] E21 N30 W13 BAS=[YR=2022] W8S8E8N8\$ S8W8S22\$ N30 W60\$ E60N7\$ S7 E21N7\$.											

[illegible]