



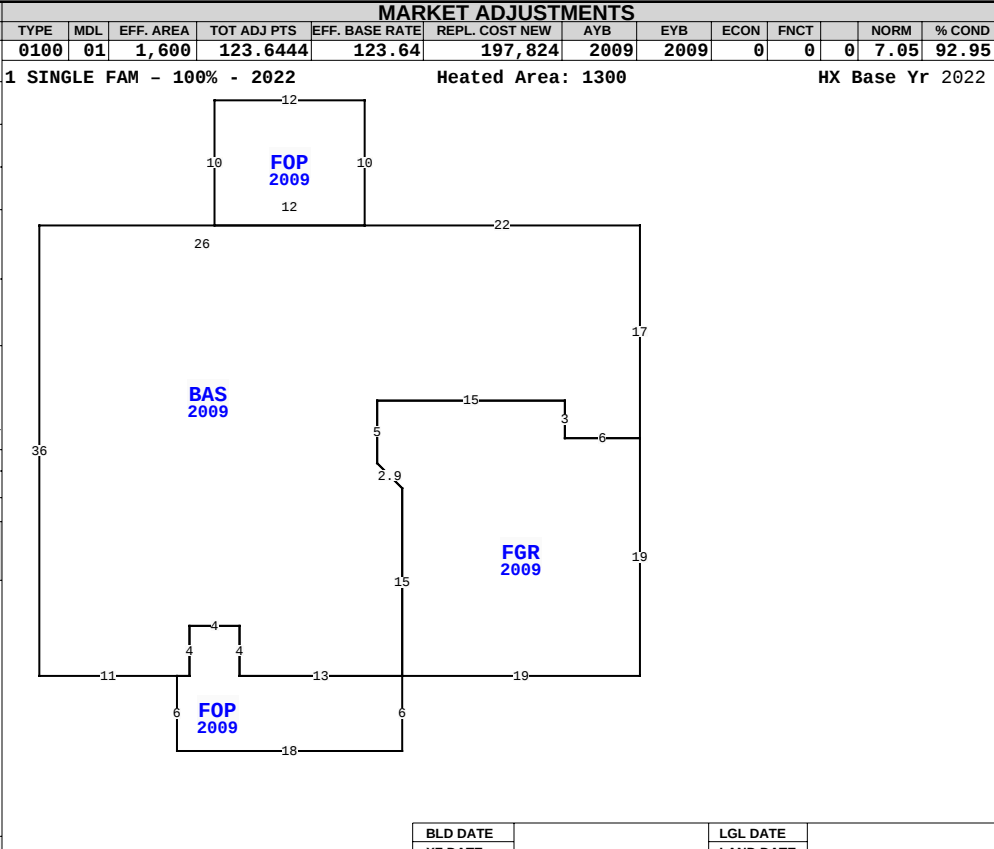
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		07
NEIGHBORHOOD/LOC	7003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2009	1,300	149,400
FGR	412	55	2009	227	26,087
FOP	120	30	2009	36	4,137
FOP	124	30	2009	37	4,252
TOTALS	1,956			1,600	183,877

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	954.00	SF	6.50
2	0476	VF 6 SBPL	1	100	0	0	80.00	LF	32.00
3	0470	VNYL GATE	1	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	0003	RL	0.00	0.00	1.00



TOTAL OB/XF									
8,236									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	954.00	SF	6.50
2	0476	VF 6 SBPL	1	100	0	0	80.00	LF	32.00
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY		STANDARD							
Tax Group: 1		Tax Dist:							
BUILDING MARKET VALUE		183,877							
TOTAL MARKET OB/XF VALUE		8,236							
TOTAL LAND VALUE - MARKET		40,000							
TOTAL MARKET VALUE		232,113							
SOH/AGL Deduction		29,856							
ASSESSED VALUE		202,257							
TOTAL EXEMPTION VALUE		50,722							
BASE TAXABLE VALUE		151,535							
TOTAL JUST VALUE		232,113							
NCON VALUE		0							
INCOME VALUE									
PREVIOUS YEAR MKT VALUE		223,953							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3271	NEW CONST	0	01/15/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2662/261	8/13/2023	QC	U	I	11	100	
GRANTOR: ROSS KELLY F/K/A KELL							
GRANTEE: ROSS KELLY & CLINTO							
1620/0853	5/14/2009	WD	Q	I	01	152,100	
GRANTOR: TOUSA HOMES INC							
GRANTEE: THOMAS KELLY A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W22 FOP=[YR=2009] N10 W12 S10 E12\$ W26 S36 E11									
FOP=[YR=2009] S6 E18 N6 W13 N4 W4 S4 W1\$ E1 N4 E4 S4 E13									
FGR=[YR=2009] E19 N19 W6 N3 W15 S5 D2 R2 S15\$ N15 L2 U2									
N5 E15 S3 E6 N17\$.									