



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100	2003	1,271	171,806
FGR	461	55	2003	254	34,334
FOP	28	30	2003	8	1,082
USP	240	30	2003	72	9,733
TOTALS	2,000			1,605	216,955

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	793.00	SF	6.24	6.24	
2	0479	VF PICKET	0	100	0	0	96.00	LF	12.00	12.00	
3	0510	GARAGE WD-	0	100	30	20	600.00	SF	42.00	42.00	
4	0351	CARPORT MT	0	100	30	12	360.00	SF	24.00	24.00	
5	0510	GARAGE WD-	0	100	20	14	280.00	SF	42.00	42.00	
6	0810	CONCRETE A	0	100	12	13	156.00	SF	7.80	7.80	
7	0866	POOL FIBER	0	100	0	0	200.00	SF	86.40	86.40	
8	0845	KOOL DECK	0	100	0	0	900.00	SF	8.70	8.70	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,605	122.9712	147.57	236,850	2003	2008	0	0	8.40	91.60
1 SINGLE FAM - 100% - 2004						Heated Area: 1271		HX Base Yr 2004			
BLD DATE				LGL DATE				04/22/2025			

TOTAL OB/XF											
54,314											

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE			216,955		
TOTAL MARKET OB/XF VALUE			54,314		
TOTAL LAND VALUE - MARKET			85,000		
TOTAL MARKET VALUE			356,269		
SOH/AGL Deduction			188,195		
ASSESSED VALUE			168,074		
TOTAL EXEMPTION VALUE		HX HB	50,722		
BASE TAXABLE VALUE			117,352		
TOTAL JUST VALUE			356,269		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			352,431		
GARAGE (20X30)/ CPRT (12X30)/ (14X20) REAR GARAGE					
PERMIT NUM		DESCRIPTION		AMT	ISSUED
B22-10956		FIBERGLASS POOL		15,400	07/19/2022
R1615526		REPAIR/RRF		2,000	11/01/2016
B23625		GARAGE		29,228	05/01/2010
B0311465		NEW CONSTR		98,082	07/01/2003
B0310801		NEW CONSTR		184,276	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2558/0181	4/21/2022	QC	U	I	11
GRANTOR: CAMPBELL JULIE					
GRANTEE: CAMPBELL-BECKHAM JU					
1198/0736	12/30/2003	WD	Q	I	
GRANTOR: MEADOWFIELD OF JACKSO					
GRANTEE: CAMPBELL JULIE					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2003;ORIG=0,0] W13 W24 W8 S37 E12 N7 E4 S7 E10 E1 N18 E6 N4 E6 S1 E6 N16 \$											
FGR=[YR=2003;ORIG=-19,37] S5 E19 N26 W6 N1 W6 S4 W6 S18 W1 \$											
USP=[YR=2003;ORIG=-13,0] N10 W24 S10 E24 \$											
FOP=[YR=2003;ORIG=-33,37] E4 N7 W4 S7 \$											