



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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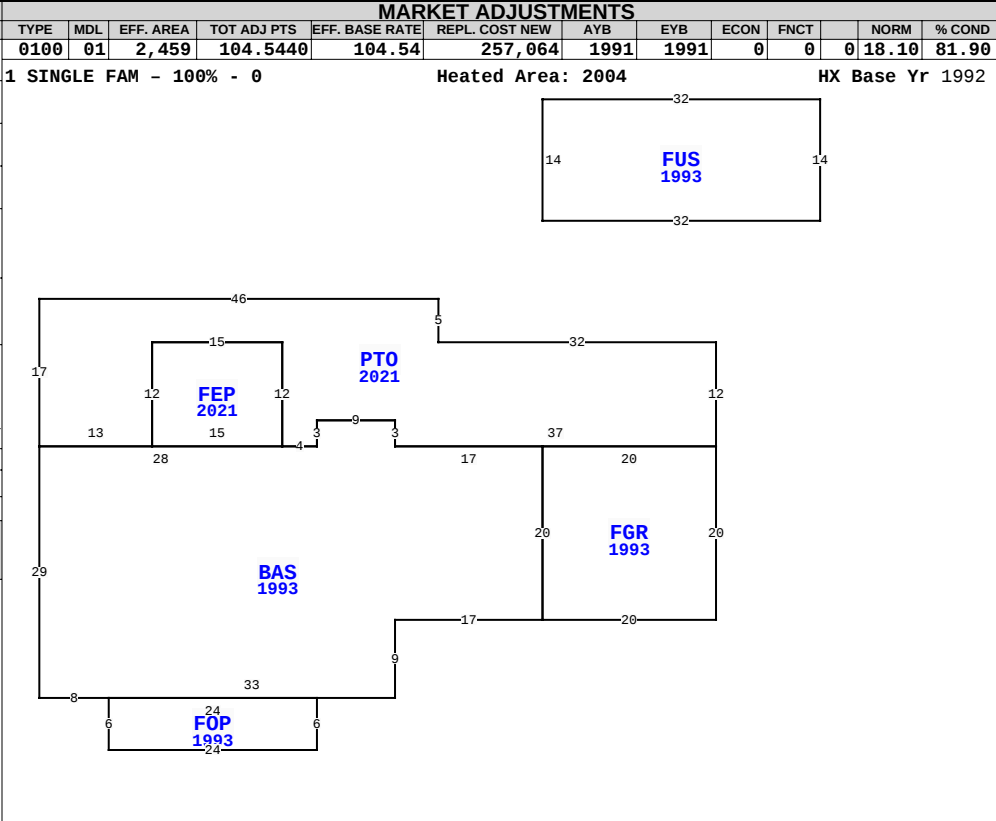
NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	1993	1,556	133,222
FEP	180	80	2021	144	12,329
FGR	400	55	1993	220	18,836
FOP	144	30	1993	43	3,681
FUS	448	100	1993	448	38,357
PTO	959	5	2021	48	4,110

TOTALS	3,687			2,459	210,535
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	661.00	SF	5.20
2	0810	CONCRETE A	0	100	70	2	140.00	SF	6.50
3	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00
5	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00

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		OR	0.00	0.00	1.71
2	009630	C	SWAMP	100		OR			0.35



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

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	0811	CONCRETE B	0	100	0	0	661.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,045	
2	0810	CONCRETE A	0	100	70	2	140.00	SF	6.50	6.50	100	1992	1992	3	62	564	
3	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1996	1996	3	70	1,820	
4	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1996	1996	3	20	1,152	
5	0350	CARPORT WD	0	100	12	16	192.00	SF	13.00	13.00	100	1996	1996	3	20	499	

TOTAL OB/XF										6,080							
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
1	000100	C	RES	100		OR	0.00	0.00	1.71	AC		1.00	1.00	1.00	85,000.00	85,000.00	145,350
2	009630	C	SWAMP	100		OR			0.35	AC		1.00	1.00	1.00	500.00	500.00	175

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				210,535
BUILDING MARKET VALUE										Tax Dist:				6,080
TOTAL MARKET OB/XF VALUE														145,525
TOTAL LAND VALUE - MARKET														362,140
TOTAL MARKET VALUE														173,932
SOH/AGL Deduction														188,268
ASSESSED VALUE														50,722
TOTAL EXEMPTION VALUE										HX HB				137,486
BASE TAXABLE VALUE														362,140
TOTAL JUST VALUE														0
NCON VALUE														
INCOME VALUE														344,064
PREVIOUS YEAR MKT VALUE														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963152	XFOB	2,652	07/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0616/0105	1/03/1991	WD	Q	V	01		100
GRANTOR: KEELING JANE G							
GRANTEE: KEELING ROBERT & JA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W17 N3W9 S3 W4 FEP=[YR=2021] N12 W15 S12 E15\$ W28 S29 E8 FOP=[YR=1993] S6 E24N6 W24\$ E33 N9 E17 FGR=[YR=1993] E20N20 PTO=[YR=2021] N12 W32 N5 W46 S17 E13 N12 E15 S12 E4 N3 E9 S3 E37\$ W20 S20\$ N20\$ PTR=N40 FUS=[YR=1993] E32 S14 W32 N14\$ S40\$.									