



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

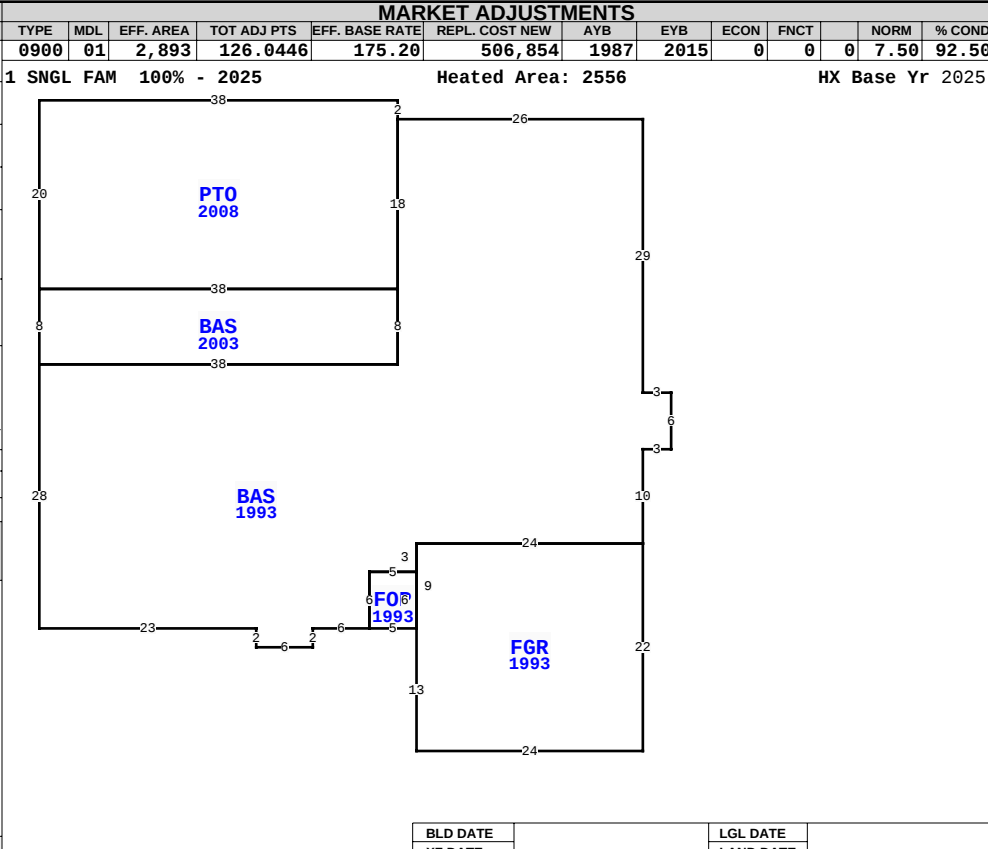
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,252	100	1993	2,252	364,959
BAS	304	100	2003	304	49,266
FGR	528	55	1993	290	46,997
FOP	30	30	1993	9	1,459
PTO	760	5	2008	38	6,159
TOTALS	3,874			2,893	468,840

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00
6	0681	POLE SHED	0	100	16	5	80.00	SF	15.00
7	0940	SHEDS/PORT	0	100	8	4	32.00	SF	30.00
8	0350	CARPORT WD	0	100	0	0	136.00	SF	13.00
9	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00

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		RSF-2	0.00	0.00	1.00



TOTAL OB/XF 64,162													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
3	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	1987	1987
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1992	1992
6	0681	POLE SHED	0	100	16	5	80.00	SF	15.00	15.00	100	2002	2002
7	0940	SHEDS/PORT	0	100	8	4	32.00	SF	30.00	30.00	100	2003	2003
8	0350	CARPORT WD	0	100	0	0	136.00	SF	13.00	13.00	100	2003	2003
9	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025

TOTAL OB/XF 64,162													
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
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		468,840	
TOTAL MARKET OB/XF VALUE		64,162	
TOTAL LAND VALUE - MARKET		302,500	
TOTAL MARKET VALUE		835,502	
SOH/AGL Deduction		0	
ASSESSED VALUE		835,502	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		784,091	
TOTAL JUST VALUE		835,502	
NCON VALUE		60,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		773,210	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260004536	PRIVATE PROVIDER	40,000	04/28/2026
SP250008083	POOL RESI	150,000	07/22/2025
P1316304	SWIM POOL	0	01/01/2013
B24596	REPAIR/RRF	7,500	04/01/2011
R034947	REPAIR/RRF	1,600	04/01/2003
7825	XF0B	2,720	02/06/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2736/395	9/05/2024	WD	Q	I	01
GRANTOR: SKAHILL MICHAEL G & G					
GRANTEE: JOHNSON DANE & KELL					
1922/1972	6/12/2014	WD	Q	I	02
GRANTOR: TAMMANY BARBARA GENE					
GRANTEE: SKAHILL MICHAEL G &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W26 PTO=[YR=2008] N2 W38 S20 E38 N18\$ S18					
BAS=[YR=2003] W38 S8E38 N8\$S8W38S28E23S2 E6 N2 E6					
FOP=[YR=1993] E5 FGR=[YR=1993] S13 E24 N22 W24 S9\$ N6 W5 S6\$					
N6 E5 N3 E24 N10 E3 N6 W3 N29\$.					