



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9013.00
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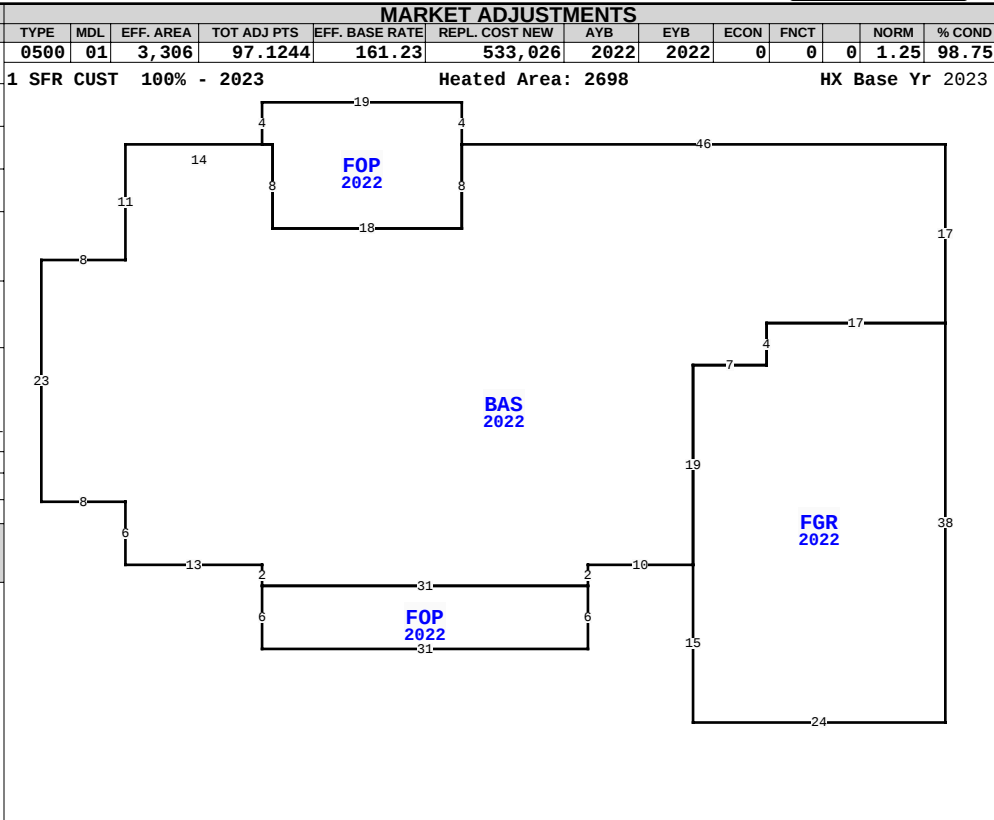
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,698	100	2022	2,698	429,562
FGR	884	55	2022	486	77,379
FOP	186	30	2022	56	8,916
FOP	220	30	2022	66	10,508
TOTALS	3,988			3,306	526,363

EXTRA FEATURES	
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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
2	0681	POLE SHED	0 100	36	36	1,296.00	SF	15.00	15.00	100	2022	2022	3	93	18,079	
3	0860	POOL/SPA	0 100	40	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	

LAND DESCRIPTION			TOTAL OB/XF 68,079													
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
1	000100	C	RES	100	0006	PUD	0.00	0.00	6.46	AC		1.00	1.00	1.00	17,000.00	17,000.00

REVIEW DATE	01/25/2025	BY	WW
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BLD DATE		LGL DATE	05/19/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

TOTAL OB/XF 68,079																
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
1	000100	C	RES	100	0006	PUD	0.00	0.00	6.46	AC		1.00	1.00	1.00	17,000.00	17,000.00

TOTAL OB/XF													68,079		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
06	PUD	0.00	0.00	6.46	AC		1.00	1.00	1.00	17,000.00	17,000.00	1			
			</												

REVIEW DATE	01/25/2025	BY	WW
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Total Acres:	6.46	Total Land Value:	109,820	Market:	0	Agricultural:	0	Common:	109,820
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 6	526,363
Tax Dist:		
BUILDING MARKET VALUE		526,363
TOTAL MARKET OB/XF VALUE		68,079
TOTAL LAND VALUE - MARKET		109,820
TOTAL MARKET VALUE		704,262
SOH/AGL Deduction		229,509
ASSESSED VALUE		474,753
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		423,342
TOTAL JUST VALUE		704,262
NCON VALUE		50,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		670,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240008555		85,000	07/23/2024
22008180	GARAGE	38,802	05/25/2022
22006445	CO ISSUED	0	05/25/2022
21009581	NEW CONSTR	407,408	07/21/2021

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2473/0580	6/21/2021	QC U	V 11
GRANTOR:	CARR LINDA SEYMOUR		
GRANTEE:	CARR LINDA S & WILL		
2095/0916	1/18/2017	WD Q	V 02
GRANTOR:	SPIVEY GARY LYNN		
GRANTEE:	CARR LINDA SEYMOUR		

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BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2022] W46 FOP=[YR=2022] N4 W19 S4 E1 S8 E18 N8\$ S8 W18 N8 W14 S11 W8 S23 E8 S6 E13 S2 FOP=[YR=2022] S6 E31 N6 W31\$ E31 N2 E10 FGR=[YR=2022] S15 E24 N38 W17 S4 W7 S19\$ N19 E7 N4 E17 N17\$.			

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