



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100	1993	2,271	264,969
BAS	450	100	2012	450	52,504
FOP	48	30	1993	14	1,633
PTO	110	5	2012	6	700
PTO	130	5	2012	6	700
UCP	390	20	1993	78	9,101
UST	63	45	1993	28	3,267
TOTALS	3,462			2,853	332,874

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	28	24	672.00	SF	35.00	35.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0681	POLE SHED	0	100	24	10	240.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0004	OR	0.00	0.00	3.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,853	103.3060	143.60	409,691	1978	2000	0	0	0	18.75
1 SNGL FAM 100% - 2025											
Heated Area: 2721											
HX Base Yr 2025											
Diagram showing property layout with areas labeled BAS 1993, PTO 2012, UCP 1993, FOP 1993, BAS 2012, and UST 1993. Dimensions are provided for each area and the overall lot.											
BLD DATE											
LGL DATE											
05/12/2026											

TOTAL OB/XF											
6,754											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			332,874
TOTAL MARKET OB/XF VALUE			6,754
TOTAL LAND VALUE - MARKET			84,000
TOTAL MARKET VALUE			423,628
SOH/AGL Deduction			0
ASSESSED VALUE			423,628
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			372,217
TOTAL JUST VALUE			423,628
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			415,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250006827	INGROUND POOL	78,496	06/23/2025

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2740/1828	9/23/2024	WD	Q	I	01	450,000	
GRANTOR: INVESTMENT HOME BUYER							
GRANTEE: SIMMONS HENDERSON B							
2717/57	6/03/2024	WD	Q	I	03	255,000	
GRANTOR: JFCB HOLDINGS LLC							
GRANTEE: INVESTMENT HOME BUY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=1993] W30 PTO=[YR=2012] W13 PTO=[YR=2012] W11 S10 BAS=[YR=1993] W31 S45 E19 N14 E14 FOP=[YR=1993] S6 E8 N6 W8\$ E22 N3 E12 BAS=[YR=2012] E18 N25 W18 S25\$ N25 W12 N3 W24\$ E11 N10\$ S10 E13 N10\$ S13 E30 N13\$ PTR= E20 UST=[YR=1993] E9 S7 W9 N7\$ W20\$.											