

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100	2016	2,300	327,733
FCP	290	25	2016	72	10,260
FGR	484	55	2016	266	37,903
FGR	662	55	2016	364	51,868
FOP	248	30	2016	74	10,545
FSP	672	40	2016	269	38,331
FUS	1,100	100	2016	1,100	156,742
STR	56	10	2016	6	855

TOTALS	5,812			4,451	634,236
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
2	0300	BOAT DCK W	0	100	32	160.00	SF	40.00	40.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,451	89.4168	148.43	660,662	2016	2016	0	0	4.00	96.00
1 SFR CUST 100% - 2023											
Heated Area: 3400 HX Base Yr											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	96	1,920	
2	0300	BOAT DCK W	0	100	32	160.00	SF	40.00	40.00	100	2016	2016	3	75	4,800	

LAND DESCRIPTION										TOTAL OB/XF									
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	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100	0006	OR	0.00	0.00	3.52	AC		1.00	1.00	1.00	19,500.00	19,500.00	68,640		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				634,236	
TOTAL MARKET OB/XF VALUE				6,720	
TOTAL LAND VALUE - MARKET				68,640	
TOTAL MARKET VALUE				709,596	
SOH/AGL Deduction				112,092	
ASSESSED VALUE				597,504	
TOTAL EXEMPTION VALUE		13		597,504	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				709,596	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				704,618	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632908	NEW CONSTR	452,311	08/31/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2354/1049	4/15/2020	WD Q	Q	I	01
GRANTOR: NICELY WILLIAM N & DO					SALE PRICE
GRANTEE: BARRS RONALD P & SA					
1912/0014	4/04/2014	WD Q	Q	V	02
GRANTOR: FLORIDA DEEP CREEK PL					517,800
GRANTEE: NICELY WILLIAM W &					39,900

BUILDING NOTES									
BUILDING DIMENSIONS									
FCP=[YR=2016] W29 S10 FSP=[YR=2016] W59 S10 BAS=[YR=2016] S38 E19 FOP=[YR=2016] S7 E10 S2 E10 N2 E10 N7 W12 N3 W6 S3 W12\$ E12 N3 E6 S3 E29 N4 FGR=[YR=2016] E22 N22 FGR=[YR=2016] N22 W29 S14 W3 S8 E32\$ W22 S22\$ N22 W10 N8 W6 N4 U3 L3 W7 D3 L3 S4 W19 N4 W18\$ E18 S4 E19 N4 U3 R3 E7 D3 R3 S4 E9 N14\$ E29 N10\$ PTR=E20 FUS=[YR=2016] E53 S16 W9 S8 W6 N8 W8 S4 W3 STR=[YR=2016] N8 E2 N4 W6 S12 E4\$ W16 S14 W6 N14 W5 N20\$ W20\$.									