

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur

1003ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type

120512110304MODULAR MT 100 DRYWALL 100 HARDWOOD 90 CLAY TILE 10 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame

3 100
2 100
02 WOOD FRAME 100

Stories Units Occupancy

1. 1. 100
0 100
00 NONE 100

Quality

03 Quality Level 03

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA09

NEIGHBORHOOD/LOC

9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,14410020021,144136,892
FOP264302002799,454

TOTALS

1,4081,223146,344

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

11242WD DECK A004416.00SF10.0010.001002003200332032

20680POLE SHED0040301,200.00SF10.0010.00100202620208710,440

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00007OR0.000.002.12AC1.001.001.0034,000.0034,000.0072,080

REVIEW DATE01/01/2023BYCD

Total Acres: 2.12Total Land Value: 72,080Market: 0Agricultural: 0Common: 72,080

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0100011,223128.0480134.45164,4322002200200011.0089.00

1 SINGLE FAM 0% - 2026Heated Area: 1144HX Base Yr

BAS2002

FOP2002

BLD DATEXF DATEINC DATE

05/12/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE146,344

TOTAL MARKET OB/XF VALUE10,472

TOTAL LAND VALUE - MARKET72,080

TOTAL MARKET VALUE228,896

SOH/AGL Deduction0

ASSESSED VALUE228,896

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE228,896

TOTAL JUST VALUE228,896

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE213,234

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2098/01081/30/2017SWUUI1290,000

GRANTOR: FIRST FEDERAL BANK OF

GRANTEE: BLALOCK KENNETH F J

2047/12915/23/2016CTUUI1854,200

GRANTOR: CLERK OF COURT

GRANTEE: FIRST FEDERAL BANK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W44 S26 FOP=[YR=2002] S6 E44 N6 W44\$ E44 N26\$