



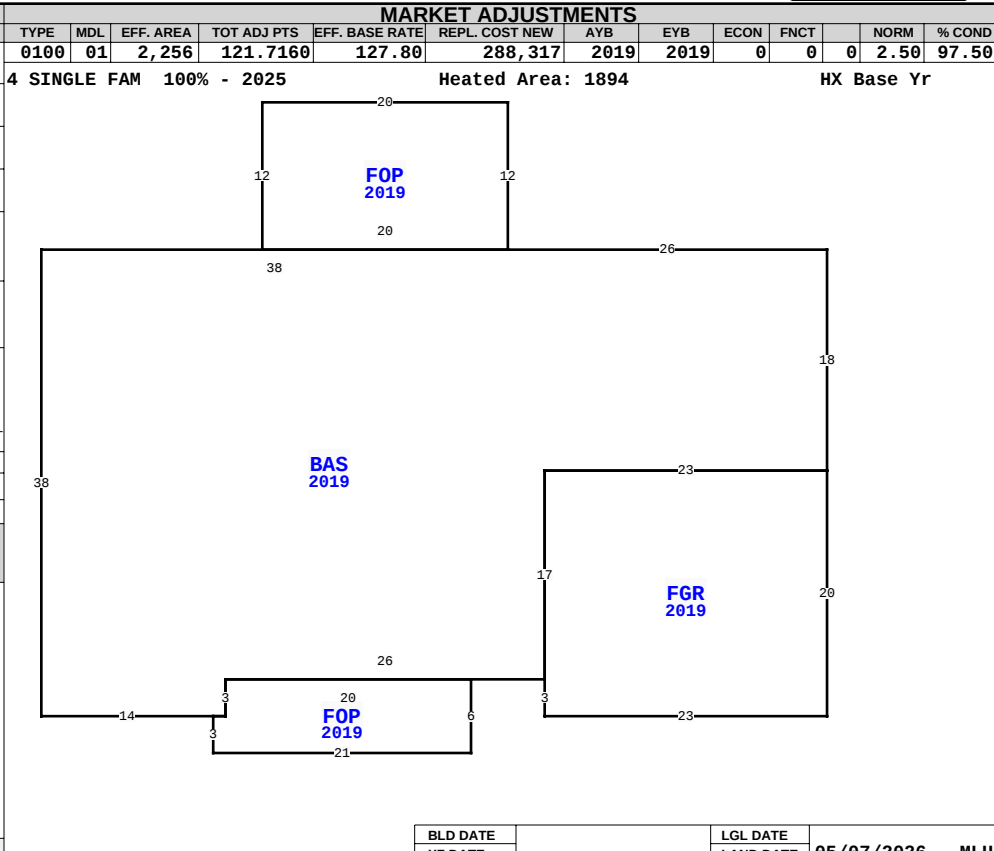
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100	2019	1,894	236,002
FGR	460	55	2019	253	31,525
FOP	123	30	2019	37	4,611
FOP	240	30	2019	72	8,972
TOTALS	2,717			2,256	281,109

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	100	30	32			35.00	100	1978

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	2.02	AC	1.00



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
1	000100	C	RES	100		OR	0.00	0.00	2.02	AC	1.00

TOTAL OB/XF											
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1	000100	C	RES	100		OR	0.00	0.00	2.02	AC	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						308,674					
TOTAL MARKET OB/XF VALUE						6,720					
TOTAL LAND VALUE - MARKET						80,800					
TOTAL MARKET VALUE						396,194					
SOH/AGL Deduction						12,228					
ASSESSED VALUE						383,966					
TOTAL EXEMPTION VALUE						13 383,966					
BASE TAXABLE VALUE						0					
TOTAL JUST VALUE						396,194					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						373,871					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004756	GARAGE	57,084	04/16/2021
1900463	CO ISSUED	0	01/16/2019
18006474	NEW CONSTR	256,286	08/01/2018
18003952	DEMOLITION	2,000	05/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2024/0455	11/25/2015	QC	U	I	11	75,000	
GRANTOR: FRANCIS EUGENE W JR E							
GRANTEE: MCWHORTER LAURA ANN							
2013/0928	11/09/2015	QC	U	I	11	100	
GRANTOR: FRANCIS EUGENE W							
GRANTEE: FRANCIS EUGENE W JR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W26 FOP=[YR=2019] N12 W20 S12 E20\$ W38 S38 E14 FOP=[YR=2019] S3 E21 N6 W20 S3 W1\$ E1 N3 E26 FGR=[YR=2019] S3 E23 N20 W23 S17\$ N17 E23 N18\$.											

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 2.02	Total Land Value: 80,800	Market: 0	Agricultural: 0	Common: 80,800	PRINTED 07/09/2026 BY SYS
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