



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

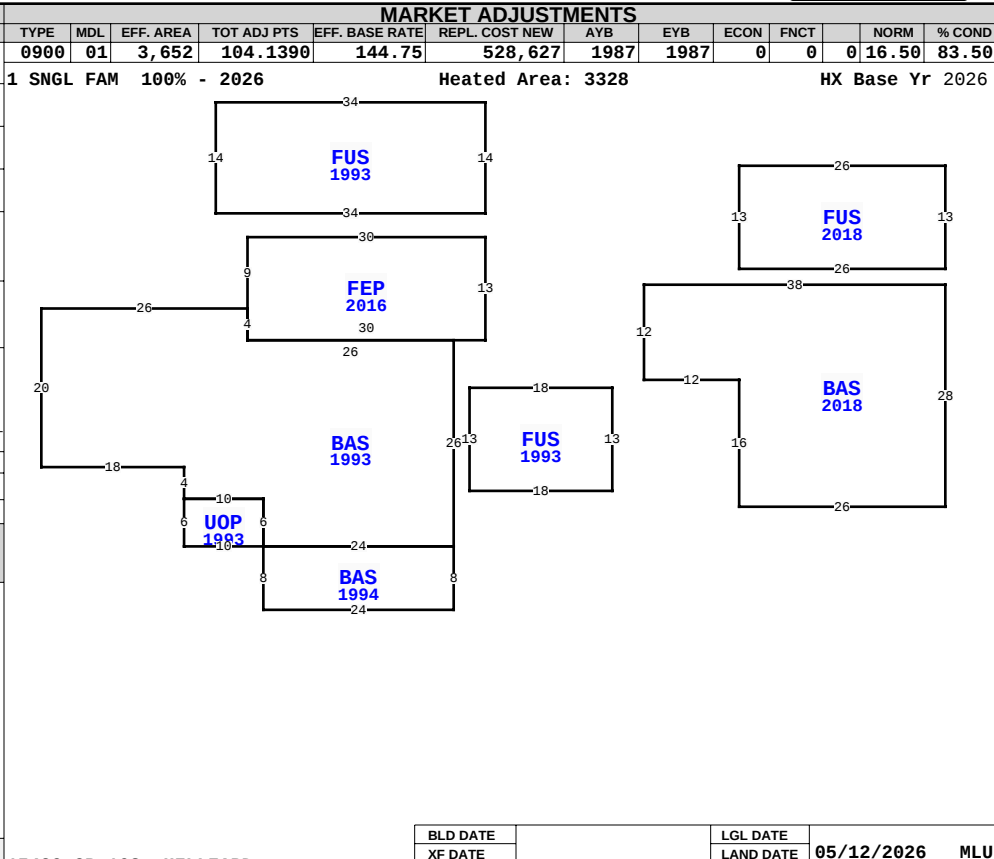
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	1,216	100	1993	1,216	146,973
BAS	192	100	1994	192	23,206
BAS	872	100	2018	872	105,395
FEP	390	80	2016	312	37,710
FUS	234	100	1993	234	28,283
FUS	476	100	1993	476	57,532
FUS	338	100	2018	338	40,853
UOP	60	20	1993	12	1,450

TOTALS	3,778			3,652	441,404
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0681	POLE SHED	0	100	26	34	884.00	SF	15.00
4	0681	POLE SHED	0	100	26	12	312.00	SF	15.00
5	0681	POLE SHED	0	100	26	12	312.00	SF	15.00



TOTAL OB/XF									
8,399									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	5.07

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
AC		1.00	1.00	1.00	21,000.00	21,000.00	106,470

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		441,404	
TOTAL MARKET OB/XF VALUE		8,399	
TOTAL LAND VALUE - MARKET		106,470	
TOTAL MARKET VALUE		556,273	
SOH/AGL Deduction		189,888	
ASSESSED VALUE		366,385	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		314,974	
TOTAL JUST VALUE		556,273	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		529,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6815	XFOB	3,264	10/25/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2741/620	9/25/2024	WD	U	I	37
GRANTOR: NEWLON JOEL & ASHLEIG					
GRANTEE: MUMFORD JAMES NATHA					
2209/499	6/15/2018	WD	Q	I	01
GRANTOR: BENTON ROBERT LEE III					
GRANTEE: NEWLON JOEL A & ASL					

BUILDING NOTES									
BAS=[YR=1993;ORIG=-30,9] W26 S20 E18 S4 E10 S6 E24 N26 W26 N4 \$									
FUS=[YR=1993;ORIG=0,-3] N14 W34 S14 E34 \$									
FEP=[YR=2016;ORIG=0,0] W30 S9 S4 E30 N13 \$									
FUS=[YR=1993;ORIG=-2,19] E18 S13 W18 N13 \$									
BAS=[YR=1994;ORIG=-28,39] S8 E24 N8 W24 \$									
UOP=[YR=1993;ORIG=-38,33] S6 E10 N6 W10 \$									
BAS=[YR=2018;ORIG=32,34] E26 N28 W38 S12 E12 S16 \$									
FUS=[YR=2018;ORIG=58,-9] W26 S13 E26 N13 \$									