



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

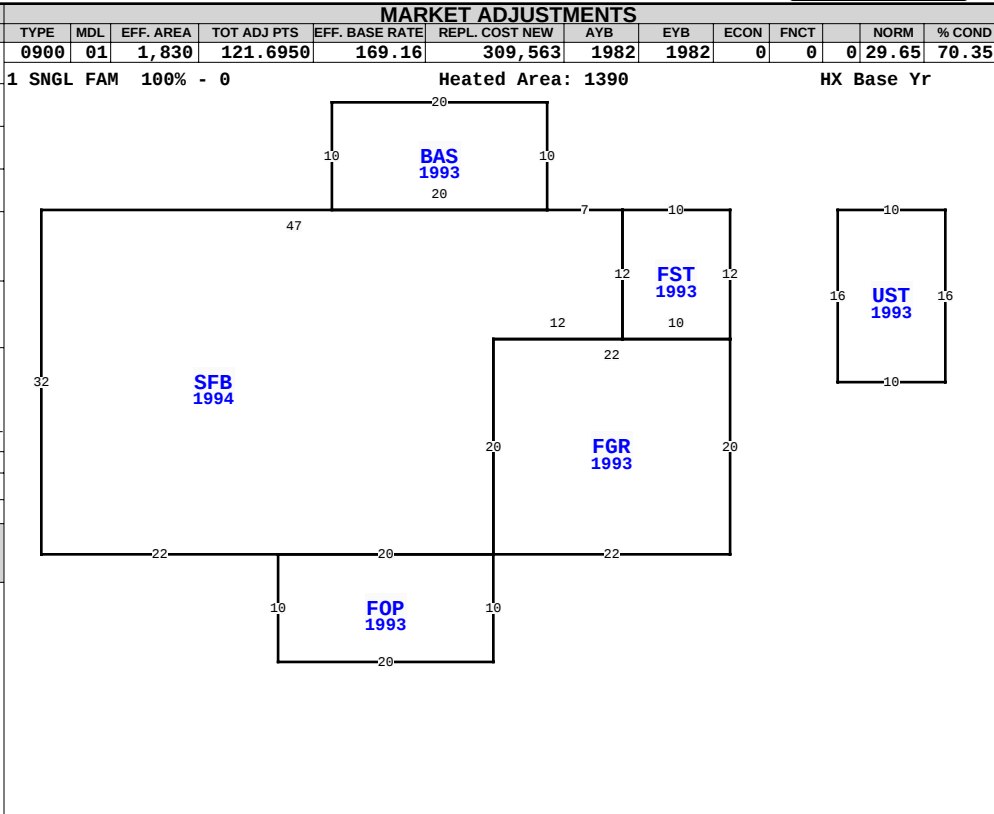
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	1993	200	23,801
FGR	440	55	1993	242	28,799
FOP	200	30	1993	60	7,141
FST	120	55	1993	66	7,855
SFB	1,488	80	1994	1,190	141,615
UST	160	45	1993	72	8,569

TOTALS	2,608			1,830	217,778
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0680	POLE SHED	0	100	0	0	912.00	SF	10.00
4	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00
5	0860	POOL/SPA	0	100	17	0	1.00	UT	50,000.00
7	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00
8	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00

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	0007	OR	0.00	0.00	2.89



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	46.5	1,628	
3	0680	POLE SHED	0	100	0	0	912.00	SF	10.00	10.00	100	1982	1982	3	20	1,824	
4	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1982	1982	3	20	3,360	
5	0860	POOL/SPA	0	100	17	0	1.00	UT	50,000.00	50,000.00	100	1989	1989	04	85	42,500	
7	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1995	1995	3	20	576	
8	0351	CARPORT MT	0	100	24	12	288.00	SF	10.00	10.00	100	1995	1995	3	20	576	

TOTAL OB/XF													50,464		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
07	OR	0.00	0.00	2.89	AC		1.00	1.00	1.00	40,000.00	40,000.00	1			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		217, 778	
TOTAL MARKET OB/XF VALUE		50, 464	
TOTAL LAND VALUE - MARKET		115, 600	
TOTAL MARKET VALUE		383, 842	
SOH/AGL Deduction		246, 931	
ASSESSED VALUE		136, 911	
TOTAL EXEMPTION VALUE		HX HB DX 56, 411	
BASE TAXABLE VALUE		80, 500	
TOTAL JUST VALUE		383, 842	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		330, 143	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5733	SWIM POOL	15,600	05/16/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2823/672	10/16/2025	LE	U	I	11	100			
GRANTOR: KIRKLAND JUNE ELIZABE									
GRANTEE: KIRKLAND JAME									
0557/0021	11/15/1988	WD	Q	V	01	100			
GRANTOR: KIRKLAND DONALD T									
GRANTEE: KIRKLAND JUNE E									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=1993] W10 SFB=[YR=1994] W7 BAS=[YR=1993] N10 W20 S10E20\$ W47 S32 E22 FOP=[YR=1993] S10 E20 N10 FGR=[YR=1993] E22 N20 W22 S20\$ W20\$ E20 N20 E12 N12\$ S12 E10 N12\$ PTR=E10 UST=[YR=1993] E10 S16 W10 N16\$ W10\$.									