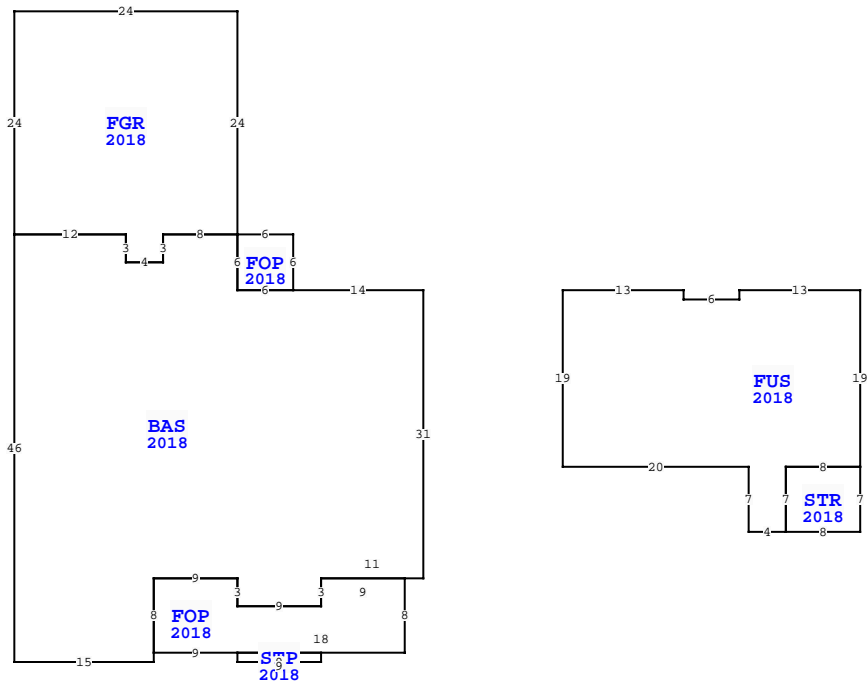


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	10		ABOVE AVG 100	
Roof Structur	03		GABLE/HIP 100	
Roof Cover	03		COMP SHNGL 100	
Interior Wall	05		DRYWALL 100	
Interior Floor	11		CLAY TILE 60	
Interior Floor	14		CARPET 40	
Air Condition	03		CENTRAL 100	
Heating Type	04		AIR DUCTED 100	
Bedrooms			3 100	
Bathrooms			2.5 100	
Frame	02		WOOD FRAME 100	
Stories	2.		2. 100	
Units			0 100	
Occupancy	00		NONE 100	
Quality	03		Quality Level 03	
DOR CODE	0100		SINGLE FAMILY	
MAP NUM			MKT AREA 01	
NEIGHBORHOOD/LOC			1044.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	258,704
FGR	588	55	323	50,399
FOP	36	30	11	1,717
FOP	189	30	57	8,894
FUS	630	100	630	98,301
STP	9	10	1	156
STR	56	10	6	936
TOTALS	3,166		2,686	419,107

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 0%	- 0	Heated Area: 2288					HX Base Yr		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			419,107
TOTAL MARKET OB/XF VALUE			5,309
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			724,416
SOH/AGL Deduction			0
ASSESSED VALUE			724,416
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			724,416
TOTAL JUST VALUE			724,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			675,418

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
2446/0633	3/24/2021	QC U	I 11	100
GRANTOR: REYNOLDS DEBORAH J &				
GRANTEE: GOPHER TORTOISE HOM				
2282/0539	6/12/2019	WD Q	I 01	625,000
GRANTOR: CAMPBELL CHRISTINE TR				
GRANTEE: BARR MICHAEL & DEBO				

EXTRA FEATURES																
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	0855	CONC PAVER	0	0	0	698.00	SF	7.00	7.00	100	2018	2018	3	98	4,788	
2	0855	CONC PAVER	0	0	0	76.00	SF	7.00	7.00	100	2018	2018	3	98	521	

BUILDING NOTES												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

LAND DESCRIPTION																								
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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

BUILDING DIMENSIONS												
BAS=[YR=2018] W14 FOP=[YR=2018] N6 W6 FGR=[YR=2018] N24 W24 S24 E12 S3 E4 N3 E8\$ S6 E6\$ W6 N6 W8 S3 W4 N3 W12 S46 E15 N1 FOP=[YR=2018] E9 STP=[YR=2018] S1 E9 N1 W9\$ E18 N8 W9 S3 W9 N3 W9 S8\$ N8 E9 S3 E9 N3 E11 N31\$ PTR=E15 FUS=[YR=2018] E13 S1 E6 N1 E13 S19 STR=[YR=2018] S7 W8 N7 E8\$ W8 S7W4 N7 W20 N19\$ W15 \$.												