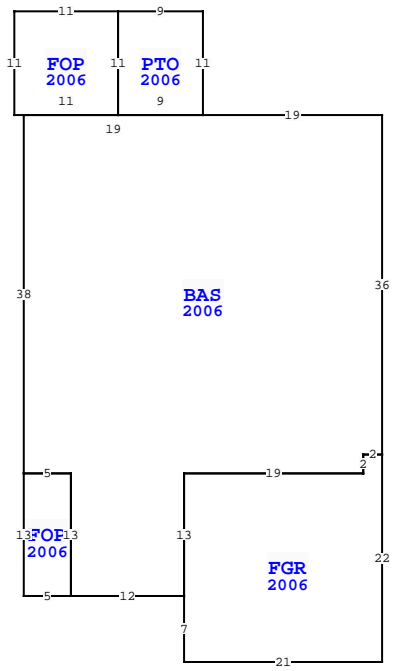


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	13 LVT/LAMNT 60			
Interior Floor	14 CARPET 40			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4050.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1,596	149,336
FGR	424	55	233	21,802
FOP	65	30	20	1,871
FOP	121	30	36	3,369
PTO	99	5	5	468
TOTALS	2,305		1,890	176,846

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,890	112.2639	101.32	191,495	2006	2006	0	0	0	7.65	92.35
1 SINGLE FAM - 0% - 2023 Heated Area: 1596 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			176,846
TOTAL MARKET OB/XF VALUE			3,922
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			230,768
SOH/AGL Deduction			0
ASSESSED VALUE			230,768
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			230,768
TOTAL JUST VALUE			230,768
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617421	CO ISSUED	0	05/01/2006
B0617421	NEW CONSTR	0	05/01/2006
E17236	ELEC OTHER	1,500	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0589	3/13/2023	QC	U	I	11	100
GRANTOR: JVA IL LLC						
GRANTEE: DB MIM I LLC						
2552/0257	3/30/2022	SW	Q	I	01	286,100
GRANTOR: DUVAL HOME BUYERS LLC						
GRANTEE: JVA IL LLC						

BLD DATE		03/20/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W19 PTO=[YR=2006] N11 W9 FOP=[YR=2006] W11 S11 E11 N11\$ S11 E9\$ W19 S38 FOP=[YR=2006] S13 E5 N13 W5\$ E5 S13 E12 FGR=[YR=2006] S7 E21 N22 W2 S2 W19 S13\$ N13 E19 N2 E2 N36\$.	

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	0811	CONCRETE B	0	0	0	0		857.00	5.20	100	2006	2006	3	88	3,922	

LAND DESCRIPTION													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	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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								