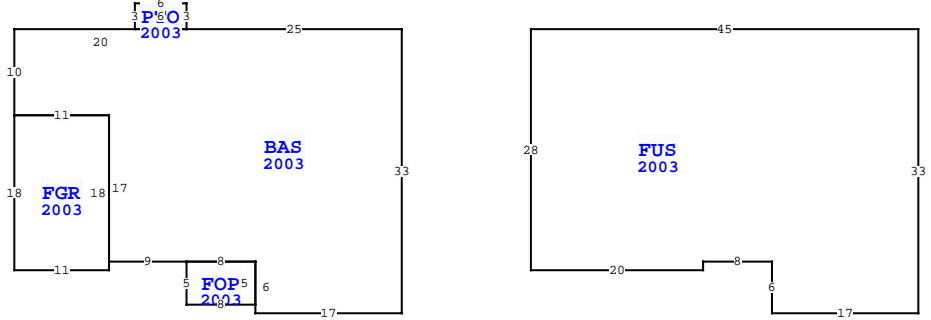




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,589	107.7552	97.25	251,780	2003	2003	0	0	0	9.33	90.67	
1 SINGLE FAM - 100% - 2023 Heated Area: 2467 HX Base Yr 2023													



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	1,130	100	1,130	99,640
FGR	198	55	109	9,611
FOP	40	30	12	1,058
FUS	1,337	100	1,337	117,892
PTO	18	5	1	88
TOTALS	2,723		2,589	228,289

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	100	0	599.00	SF	5.20	5.20	100	2003	2003	3	84	2,616	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			228,289
TOTAL MARKET OB/XF VALUE			2,616
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			280,905
SOH/AGL Deduction			0
ASSESSED VALUE			280,905
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			230,905
TOTAL JUST VALUE			280,905
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/1695	8/02/2022	WD Q	Q	I	01	359,000
GRANTOR: DARBY MICHAEL L & JAC						
GRANTEE: BROWN RALPH E III &						
1202/1349	1/21/2004	WD Q	Q	I		167,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DARBY MICHAEL & JAC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W25 PTO=[YR=2003] N3 W6 S3 E6 \$ W20 S10	
FGR=[YR=2003] S18 E11 N18 W11 \$ E11 S17 E9 FOP=[YR=2003] S5	
E8 N5 W8 \$ E8 S6 E17 N33 \$ PTR= E15 FUS=[YR=2003] E45 S33	
W17 N6 W8 S1 W20 N28 \$ W15 \$.	

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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							