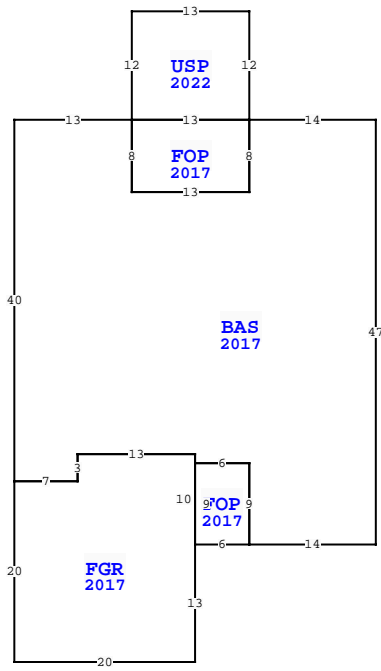


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4073.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,543	100	1,543
FGR	439	55	241
FOP	54	30	16
FOP	104	30	31
USP	156	30	47
TOTALS	2,296		1,878
			206,725

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2018		Heated Area: 1543					HX Base Yr 2018	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			206,725
TOTAL MARKET OB/XF VALUE			3,642
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			260,367
SOH/AGL Deduction			75,818
ASSESSED VALUE			184,549
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			134,549
TOTAL JUST VALUE			260,367
NCON VALUE			6,409
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007570	ADDITION	5,029	05/16/2022
17001789	CO ISSUED	0	03/07/2017
B1733678	NEW CONSTR	196,283	01/11/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1468	4/07/2023	WD	Q	I	01	339,000
GRANTOR: HICKMAN THOMAS & DEBO						
GRANTEE: WILKIN DONALD M & S						
2133/0623	6/30/2017	SW	Q	I	01	204,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: HICKMAN THOMAS & DE						

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	100	0	0		5.20	5.20	100	2017	2017	3	97	3,642	

BLD DATE	06/02/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W14 USP=[YR=2022] N12 W13 S12 E13\$											
FOP=[YR=2017] W13 S8 E13 N8\$ S8 W13 N8 W13 S40 FGR=[YR=2017]											
S20 E20 N13 FOP=[YR=2017] E6 N9 W6 S9\$ N10 W13 S3 W7\$ E7N3											
E13 S1 E6 S9 E14 N47\$.											

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							