



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 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.	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	4073.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	1,543	173,522
FGR	439	55	241	27,102
FOP	54	30	16	1,800
FOP	104	30	31	3,486

TOTALS	2,140		1,831	205,909
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	658.00	SF	5.20	5.20
2	0476	VF 6 SBPL	0	0	0	216.00	LF	32.00	32.00
3	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00

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	658.00	SF	5.20	5.20	100	2018	2018	3	98	3,353	
2	0476	VF 6 SBPL	0	0	0	216.00	LF	32.00	32.00	100	2018	2018	3	95	6,566	
3	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

REVIEW DATE	04/17/2019	BY	KB
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,831	126.5000	114.17	209,045	2018	2018	0	0	0	1.50	98.50	

1 SINGLE FAM - 0% - 2023

Heated Area: 1543

HX Base Yr

The diagram shows a floor plan with three distinct areas labeled in blue text: BAS 2018, FOP 2018, and FGR 2018. The areas are defined by black lines representing walls or boundaries. Dimensions are provided for each segment of the perimeter and internal divisions. BAS 2018 is a large rectangular area on the left. FOP 2018 is a smaller rectangular area at the top center. FGR 2018 is a rectangular area at the bottom right. The overall layout is a single continuous shape with internal partitions.

BLD DATE

06/02/2022

NW

LGL DATE

XF DATE

LAND DATE

TOTAL OB/XF													
10,204													

TOTAL OB/XF															10,204		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA						
	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00							

Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0	Common:	50,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					205,909				
TOTAL MARKET OB/XF VALUE					10,204				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					266,113				
SOH/AGL Deduction					0				
ASSESSED VALUE					266,113				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					266,113				
TOTAL JUST VALUE					266,113				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					227,213				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007286	CO ISSUED	0	07/18/2018
18003735	NEW CONSTR	202,328	04/12/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2605/0110	11/27/2022	WD	Q	I	01	290,000	
GRANTOR: TEELE ZACHARY A & ANN							
GRANTEE: PROGRESS JACKSONVIL							
2242/1282	12/03/2018	SW	Q	I	02	221,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: TEELE ZACHARY A & A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W13 FOP=[YR=2018] W13 S8 E13 N8\$ S8 W13 N8 W14 S47 E14 FOP=[YR=2018] E6 FGR=[YR=2018] S13 E20 N20 W7 N3 W13 S10\$ N9 W6 S9\$ N9 E6 N1 E13 S3 E7 N40\$.									