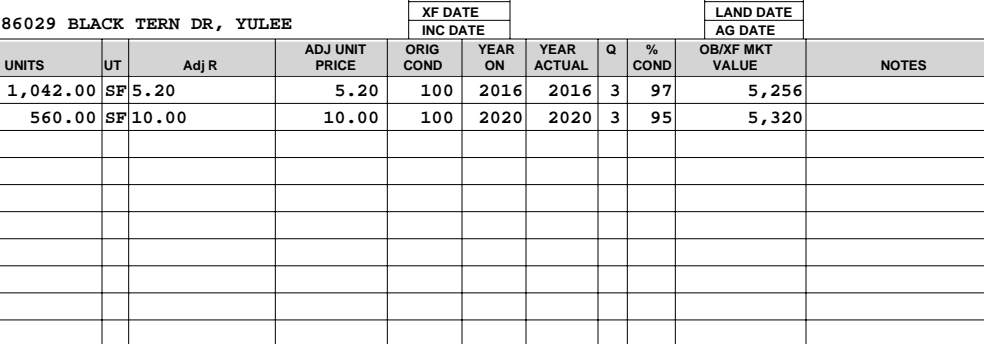


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5013.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,453	100	1,453
FGR	704	55	387
FOP	114	30	34
FOP	318	30	95
FUS	2,078	100	2,078
STR	33	10	3
TOTALS	4,700		4,050

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%	- 2023		383,008	2016	2016	0	0	2.55	97.45
				Heated Area:	3531			HX Base Yr	2023		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			373,241
TOTAL MARKET OB/XF VALUE			10,576
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			438,817
SOH/AGL Deduction			57,084
ASSESSED VALUE			381,733
TOTAL EXEMPTION VALUE	HX HB XM		50,000
BASE TAXABLE VALUE			331,733
TOTAL JUST VALUE			438,817
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			366,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632538	CO ISSUED	0	12/14/2016
B0632538	NEW CONSTR	444,594	06/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1810	8/03/2022	WD Q	Q	I	01	580,000
GRANTOR: JENKINS BILLY RAY JR						
GRANTEE: HESTER BENJAMIN & K						
2090/1009	12/20/2016	WD Q	Q	I	01	342,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JENKINS BILLY RAY J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	1,042.00	SF	5.20	5.20	100	2016
2	0462	ST/AL FNC	0	100	140	560.00	SF	10.00	10.00	100	2020

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2016] W7 FOP=[YR=2016] N7 W21 S6 R1 D1 S9 E19 N9 E1\$ W1 S9 W19 N9 U3 L3 W6 D3 L3 S52 FOP=[YR=2016] S6 E10 S1 E9 N6 W9 N1 W10\$ E10 S1 E9 N1 FGR=[YR=2016] E20 N2 E12 N22 W12 S2 W20 S22\$ N22 E20 N30\$ PTR=E20 FUS=[YR=2016] E39 S52 W10 S2 W10 STR=[YR=2016] W3 N11 E3 S11\$ N11 W3 S11 E3 S5 W9 N7 W10 N52\$ W20\$.											

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							