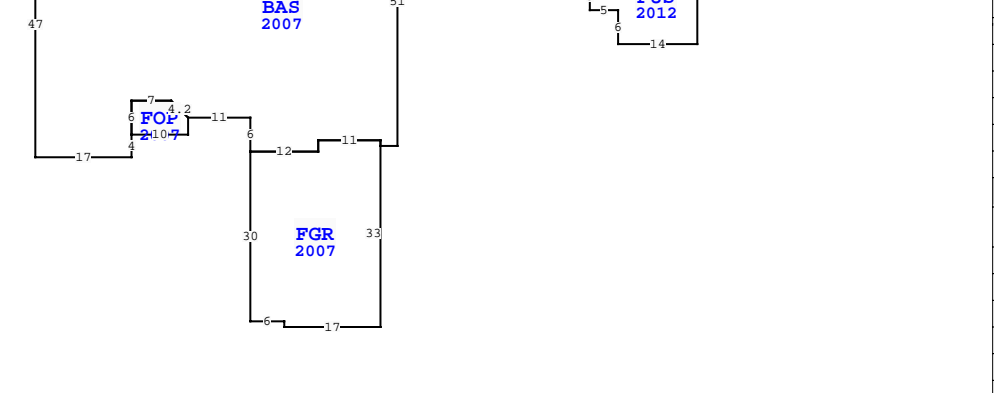


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	21	STONE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	
0900	01	4,647	106.4637	126.43	587,520	2007	2007	0	0	0	7.50	92.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	543,456		
TOTAL MARKET OB/XF VALUE	15,896		
TOTAL LAND VALUE - MARKET	127,500		
TOTAL MARKET VALUE	686,852		
SOH/AGL Deduction	673,162		
ASSESSED VALUE	13,690		
TOTAL EXEMPTION VALUE	13	13,690	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	686,852		
NCON VALUE	13,690		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	532,402		



QUALITY	CD	QUALITY LEVEL
04		Quality Level 04

DOR CODE	CD	SINGLE FAMILY
0100		SINGLE FAMILY

MAP NUM	MKT AREA	CD
		04

NEIGHBORHOOD/LOC				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,815	100	2,815	329,208
FGR	729	55	401	46,896
FOP	56	30	17	1,988
FOP	354	30	106	12,397
FUS	784	100	784	91,687
FUS	512	100	512	59,877
STP	25	10	2	234
STR	96	10	10	1,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18138	ELEC OTHER	2,000	10/01/2006
M12166	MECH OTHER	0	10/01/2006
C18289	CO ISSUED	0	08/01/2006
B18289	NEW CONSTR	349,000	08/01/2006
P11475	OTHER	0	08/01/2006
R09572	REPAIR/RRF	5,000	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2513/0969	10/28/2021	WD	Q	I	01	785,000

GRANTOR: CAROLINO CYRUS & ALIS	
GRANTEE: BRUBAKER THOMAS S &	
1542/1410	12/27/2007
WD	Q I
GRANTOR: WATSON CUSTOM HOMES I	
GRANTEE: CAROLINO CYRUS & AL	

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
2	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	35	1,750	
3	1126	CB/STC 8"	0	100	0	64.00	SF	8.00	8.00	100	2007	2007	3	89	456	
4	0855	CONC PAVER	0	100	0	1,369.00	SF	10.00	10.00	100	2022	2022	3	100	13,690	

BLD DATE		NW	LGL DATE
03/29/2023			

XF DATE		WK	LAND DATE
06/15/2007			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] W23 FOP=[YR=2007] W10 STP=[YR=2007] N5 W5 S5 E5\$ W31 S6 E11 R6 D6 E12 U6 R6 E6 N6\$ S6 W6 L6 D6 W12 U6 L6 W11 S47 E17 N4 FOP=[YR=2007] E10 N3 L3 U3 W7 S6\$ N6 E7 R3 D3 E11 S6 FGR=[YR=2007] S30 E6 S1 E17 N33 W11 S2 W12\$ E12 N2 E11 S1 E3 N51\$ PTR=E20 FUS=[YR=2007] N13 R3 U3 E9 N4 STR=[YR=2007] W4 N12 E8 S12 W4\$ E4 N10 E6 S8 D2 R2 E15 S19 W6 S1 FUS=[YR=2012] S33 W14 N6 W5 N5 E5 N8 W5 N5 E5 N9 E14 \$ W33\$ W20\$.	

LAND DESCRIPTION																								
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							