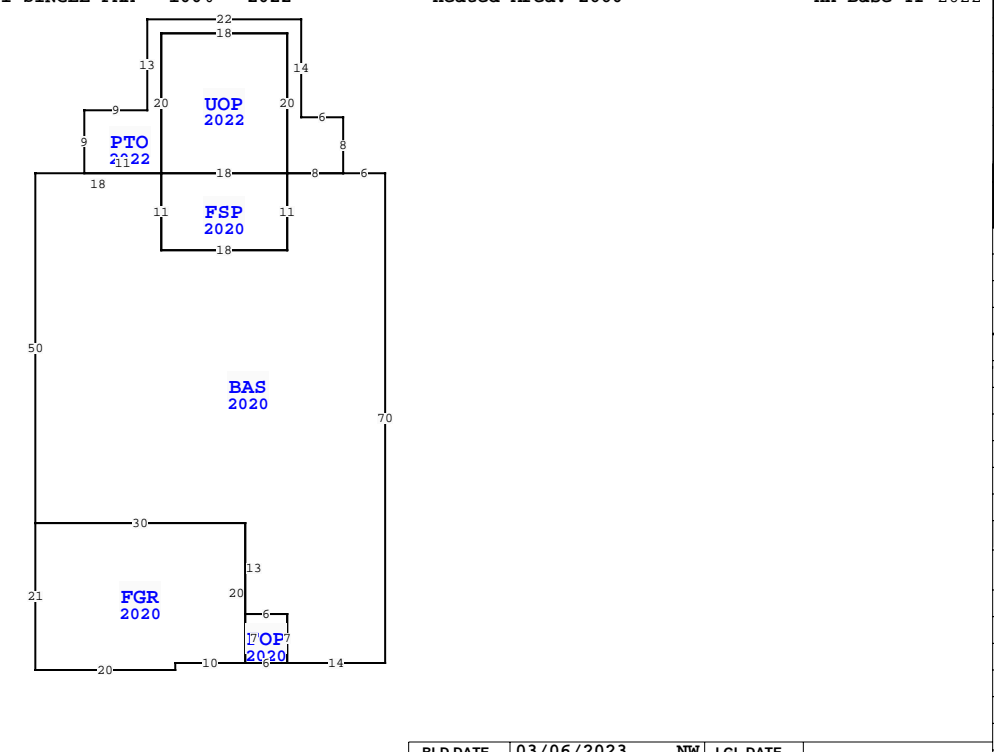


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	3,178	114.0846	102.96	327,207	2020	2020	0	0	0.50	99.50



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		325,571	
TOTAL MARKET OB/XF VALUE		15,696	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		416,267	
SOH/AGL Deduction		29,103	
ASSESSED VALUE		387,164	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		337,164	
TOTAL JUST VALUE		416,267	
NCON VALUE		19,789	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,675	

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,660	100
FGR	620	55
FOP	42	30
FSP	198	40
PTO	253	5
UOP	360	20
TOTALS	4,133	3,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001376	ADDITION	11,077	01/24/2022
20010206	CO ISSUED	0	10/23/2020
20000091	NEW CONSTR	361,649	01/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/1917	6/25/2021	WD	Q	I	01	430,000
GRANTOR: JONES SHAUN DENZEL &						
GRANTEE: RABOZZI ROBERT & SH						
2415/1674	11/19/2020	SW	Q	I	01	351,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: JONES SHAUN DENZEL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	790.00	SF	10.00	10.00	100	2020
2	0911	SCRN RM A	0	100	20	360.00	SF	21.88	21.88	100	2022

BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W6 PTO=[YR=2022] N8 W6 N14 W22 S13 W9 S9 E11 N20 E18 S20 E8\$W8 UOP=[YR=2022] N20 W18 S20 E18\$ FSP=[YR=2020] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2020] S21 E20 N1 E10 FOP=[YR=2020] E6 N7 W6 S7 \$ N20 W30\$ E30 S13 E6 S7 E14 N70\$.	

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000