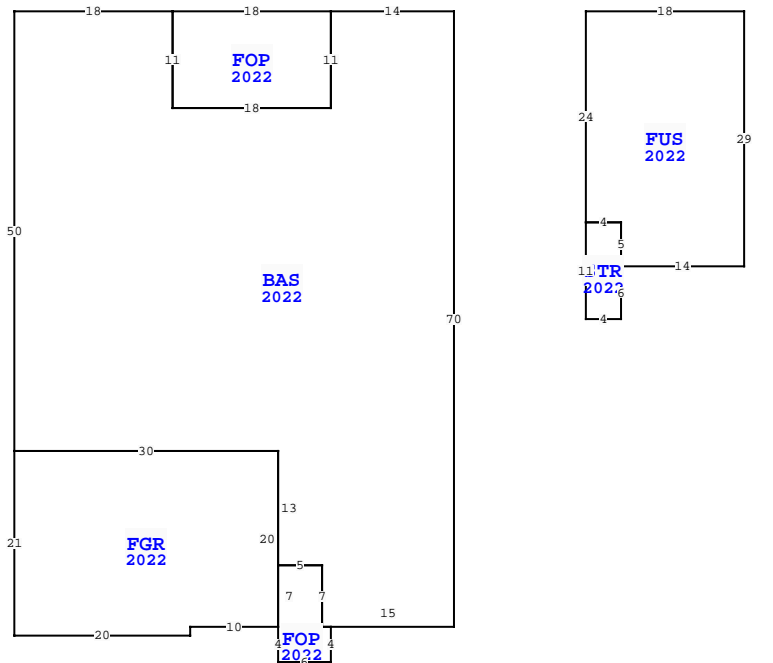


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,591	110.3760	99.61	357,700	2022	2022	0	0	0.00	100.00		

1 SINGLE FAM - 0% - 2023 Heated Area: 3169 HX Base Yr



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,667	100	2,667	265,660
FGR	620	55	341	33,967
FOP	59	30	18	1,793
FOP	198	30	59	5,877
FUS	502	100	502	50,004
STR	44	10	4	398
TOTALS	4,090		3,591	357,700

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	0855	CONC PAVER	0	0	0	890.00	SF	10.00	10.00	100	2022	2022	3	100	8,900	
2	0462	ST/AL FNC	0	0	0	96.00	SF	10.00	10.00	100	2022	2022	3	100	960	

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

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		357,700
TOTAL MARKET OB/XF VALUE		9,860
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		442,560
SOH/AGL Deduction		0
ASSESSED VALUE		442,560
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		442,560
TOTAL JUST VALUE		442,560
NCON VALUE		367,560
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014548	CO ISSUED	0	09/23/2022
21015090	NEW CONSTR	512,774	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/1397	5/09/2023	WD Q	Q	I	01	660,000

GRANTOR: DRAPER JEREMY MADISON
GRANTEE: GILMORE DAVID M & D
2593/1045 9/28/2022 SW Q I 01 631,000
GRANTOR: LENNAR HOMES LLC
GRANTEE: DRAPER JEREMY MADIS

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022] W14 FOP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W18 S50 FGR=[YR=2022] S21 E20 N1 E10 FOP=[YR=2022] S4 E6 N4 W1 N7 W5 S7\$ N20 W30\$ E30 S13 E5 S7 E15 N70 \$ PTR=E15FUS=[YR=2022] E18 S29 W14 STR=[YR=2022] S6W4N11E4S5\$ N5W4N24\$ W15\$.

LAND DESCRIPTION	TOTAL OB/XF
	9,860

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	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							