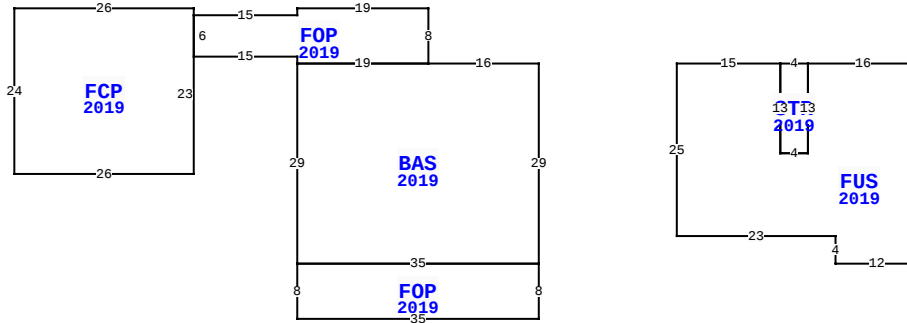


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9013.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,204	116.4240	138.25	304,703	2019	2019	0	0	1.00	99.00
1 SNGL FAM - 100% - 2020 Heated Area: 1886 HX Base Yr 2020											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,015	100	1,015	138,921
FCP	624	25	156	21,351
FOP	242	30	73	9,991
FOP	280	30	84	11,497
FUS	871	100	871	119,212
STR	52	10	5	684

TOTALS	3,084		2,204	301,656
EXTRA FEATURES				

35018 HEARTHSTONE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023
INC DATE		AG DATE	MLU

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	0812	CONCRETE C	0	100	0	0	2,371.00	SF	4.00	4.00	100	2019	2019	3	99	9,389	
2	0861	POOL GUNIT	0	100	0	0	467.00	SF	85.00	85.00	100	2021	2021	3	98	38,901	
3	0855	CONC PAVER	0	100	0	0	1,153.00	SF	10.00	10.00	100	2021	2021	3	100	11,530	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940	
5	0476	VF 6 SBPL	0	100	0	0	135.00	LF	32.00	32.00	100	2021	2021	3	99	4,277	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

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
1	000115	C	SFR ACRES	100		PUD	0.00	0.00	5.12	AC		1.00	1.00	1.00	19,000.00	19,000.00	97,280		

NASSAU COUNTY PROPERTY										PAGE 1 of 2									
VALUATION SUMMARY										6									
VALUATION BY										STANDARD									
Tax Group: 6										Tax Dist:									
BUILDING MARKET VALUE										318,254									
TOTAL MARKET OB/XF VALUE										66,334									
TOTAL LAND VALUE - MARKET										97,280									
TOTAL MARKET VALUE										481,868									
SOH/AGL Deduction										230,353									
ASSESSED VALUE										251,515									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										201,515									
TOTAL JUST VALUE										481,868									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										356,183									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010698	SWIM POOL	40,000	11/04/2020
19011901	CO ISSUED	0	11/14/2019
19007816	GARAGE	45,807	07/23/2019
19004321	NEW CONSTR	237,395	04/29/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2261/0063	3/11/2019	WD	Q	V	01	57,000	
GRANTOR:SEA DUNES INVESTMENTS							
GRANTEE:OQUINN JAMES A & JA							
1896/1976	12/27/2013	WD	Q	V	02	52,900	
GRANTOR:TUPELO PLANTATION LLC							
GRANTEE:SEA DUNES INVESTMEN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W16 FOP=[YR=2019] N8 W19 S1 W15 FCP=[YR=2019] N1 W26 S24 E26 N23 \$ S6 E15 S1 E19\$ W19 S29 FOP=[YR=2019] S8 E35 N8 W35\$ E35 N29 \$ PTR=E20 FUS=[YR=2019] E15 STR=[YR=2019] E4 S13 W4 N13\$ S13 E4 N13 E16 S29 W12 N4 W23 N25\$ W20\$.									

OQUINN JAMES A & JAMIE P
35018 HEARTHSTONE WAY
CALLAHAN, FL 32011

17-1N-24-2091-0024-0000

[illegible]