



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

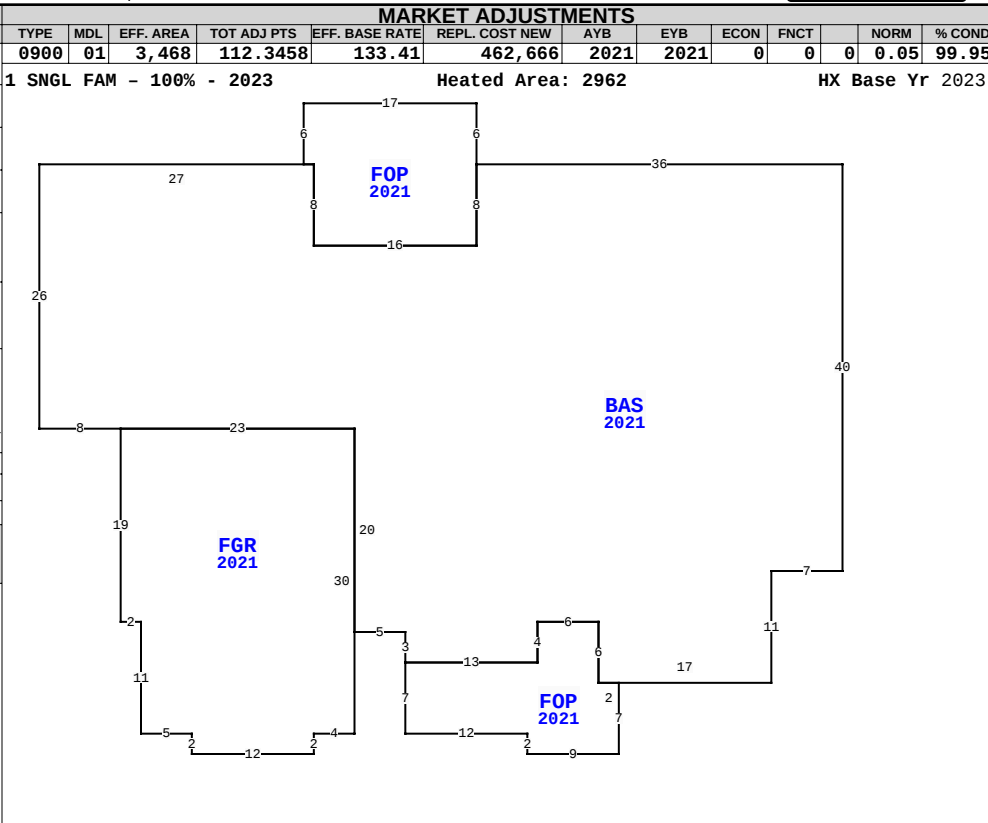
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9016.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,962	100	2,962	394,962
FGR	692	55	381	50,804
FOP	185	30	56	7,467
FOP	230	30	69	9,200

TOTALS	4,069		3,468	462,435
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,795.00	SF	4.00	4.00	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	
3	0476	VF 6 SBPL	1	100	0	0	522.00	LF	32.00	32.00	
4	0470	VNYL GATE	1	100	0	0	3.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,795.00	SF	4.00	4.00	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	
3	0476	VF 6 SBPL	1	100	0	0	522.00	LF	32.00	32.00	
4	0470	VNYL GATE	1	100	0	0	3.00	UT	300.00	300.00	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE
100	2021	2021	3	100	7,180
100	2021	2021	3	97	2,425
100	2023	2022	100		16,704
100	2023	2022	100		900

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
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		462,435	
TOTAL MARKET OB/XF VALUE		27,209	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		549,644	
SOH/AGL Deduction		0	
ASSESSED VALUE		549,644	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		499,644	
TOTAL JUST VALUE		549,644	
NCON VALUE		17,604	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		518,813	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012308	CO ISSUED	0	09/15/2021
21004123	NEW CONSTR	430,388	04/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/1042	12/28/2021	SW	Q	I	01	599,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HODZIC AIDA

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W36 FOP=[YR=2021] N6 W17 S6 E1 S8 E16 N8\$ S8 W16 N8 W27 S26 E8 FGR=[YR=2021] S19 E2 S11 E5 S2 E12 N2 E4 N30 W23\$ E23 S20 E5 S3 FOP=[YR=2021] S7 E12 S2 E9 N7 W2 N6 W6 S4 W13\$ E13 N4 E6 S6 E17 N11 E7 N40\$.											