



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK | 70 |
| Exterior Wall | 05 | AVERAGE | 30 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 01 | MINIMUM | 100 |
| Interior Wall | 01 | MINIMUM | 100 |
| Interior Floor | 03 | CONC FINSH | 100 |
| Air Condition | 01 | NONE | 100 |
| Heating Type | 01 | NONE | 100 |
| Bedrooms | | 0 | 100 |
| Bathrooms | | 0 | 100 |
| Frame | 01 | TYP WD | 100 |
| Stories | 1.5 | 1.5 | 100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 03 | Quality Level 03 | |
| DOR CODE | 0700 | MISC RESIDENTIAL | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA |
| BAS | 2,358 | 100 | 2,358 |
| UOP | 600 | 20 | 120 |
| UOP | 480 | 20 | 96 |
| UOP | 264 | 20 | 53 |
| UUS | 720 | 50 | 360 |
| TOTALS | 4,422 | | 2,987 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------|-----------|-------------|----------------|----------------|-----|-----|------|------|----|------|--------|---------------------|----------|---------|----------|----------|-----------|---------|--|--|--|------------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | PD | NORM | % COND | | | | | | | | | | | | | |
| 1 | | | | | | | | | | | | | GARAGE RES - 0% - 0 | | | | | | | | | | | | |
| Heated Area: 2358 | | | | | | | | | | | | | | | | | | | | | | | | | |
| HX Base Yr | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>06/13/2023</td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | 06/13/2023 | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | | |
| | | | 06/13/2023 | | | | | | | | | | | | | | | | | | | | | | |

| NASSAU COUNTY PROPERTY | | | |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 6 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 14,397 |
| TOTAL MARKET OB/XF VALUE | | | 15,745 |
| TOTAL LAND VALUE - MARKET | | | 48,195 |
| TOTAL MARKET VALUE | | | 78,337 |
| SOH/AGL Deduction | | | 14,920 |
| ASSESSED VALUE | | | 63,417 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 63,417 |
| TOTAL JUST VALUE | | | 78,337 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 65,584 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| B018583 | GARAGE | 10,000 | 07/01/2001 |
| 7550 | MH MOVE-ON | 10,300 | 11/10/1988 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1716/1602 | 12/20/2010 | WD | U | I | 30 | 100 |
| GRANTOR: SAWYER JIM H & LOIS T | | | | | | |
| GRANTEE: SAWYER MIKE M & DEB | | | | | | |
| 1021/0874 | 11/27/2001 | WD | U | I | 01 | 37,900 |
| GRANTOR: SAWYER MIKE M & DEBOR | | | | | | |
| GRANTEE: SAWYER JIM H & LOIS | | | | | | |

| 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 4,812.00 | SF | 4.00 | 4.00 | 100 | 1989 | 1989 | 3 | 59.5 | 11,453 | |
| 3 | 0680 | POLE SHED | 0 | 0 | 24 | 24 | 576.00 | SF | 10.00 | 10.00 | 100 | 1975 | 1975 | 3 | 20 | 1,152 | |
| 4 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 805.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 75 | 3,140 | |

| BUILDING NOTES | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <p>BUILDING DIMENSIONS</p> <p>UOP=[YR=1993] W12 BAS=[YR=1993] W8 N26 W22 S26 UOP=[YR=2001] W11 S24 E11 N24 \$ S24 W11 S26 E11 UOP=[YR=1996] S16 E30 N16 W30 \$ E30 N50 \$ S50 E12 N50 \$ PTR=E15 UUS=[YR=1993] E30 S24 W30 N24 \$ W15 \$.</p> | | | | | | | | | | | | | |

| 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 | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000100 | C | SFR | 0 | 0007 | OR | 0.00 | 0.00 | 1.89 | AC | | 1.00 | 1.00 | 0.85 | 30,000.00 | 25,500.00 | 48,195 | | | | | | | |