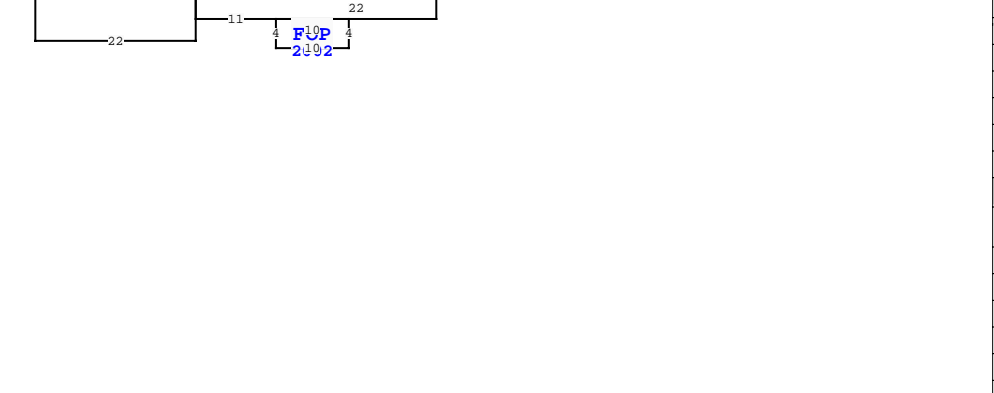


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	20	FACE BRICK 30	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
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			
0900	01	2,918	106.5960	126.58	369,360	2002	2002	0	0	0	11.33	88.67		
1 SNGL FAM - 100% - 2019 Heated Area: 2661 HX Base Yr 2019														



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4041.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,367	100	1,367	153,430
FGR	418	55	230	25,814
FOP	40	30	12	1,347
FUS	1,294	100	1,294	145,237
PTO	304	5	15	1,684
TOTALS	3,423		2,918	327,512

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			327,512
TOTAL MARKET OB/XF VALUE			13,608
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			406,120
SOH/AGL Deduction			138,316
ASSESSED VALUE			267,804
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			217,804
TOTAL JUST VALUE			406,120
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226624	REMODEL	2,429	11/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2052/1513	6/10/2016	WD Q	Q	I	01	299,500
GRANTOR: HARRIS WILLIAM F JR &						
GRANTEE: LARDIE KERRY BRETT						
1041/1508	3/06/2002	WD Q	Q	I		185,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HARRIS WILLIAM JR &						

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	0811	CONCRETE B	0	100	0	0			679.00	SF	5.20	2002	2002	3	83	2,931			
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
3	0855	CONC PAVER	0	100	0	0			460.00	SF	10.00	10.00	100	2008	2008	3	90	4,140	
4	1076	TRELLIS A	0	100	0	0			180.00	SF	7.50	7.50	100	2008	2008	3	56	756	
5	1076	TRELLIS A	0	100	16	19			304.00	SF	7.50	7.50	100	2008	2008	3	56	1,277	
6	0476	VF 6 SBPL	0	100	0	0			60.00	LF	32.00	32.00	100	2008	2008	3	76	1,459	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2002] W13 N2 W7 S2 W16 PTO=[YR=2002] N16 W19 S16 E19 \$ W19 S15 FGR=[YR=2002] S19 E22 N19 W22 \$ E22 S16 E11 FOP=[YR=2002] S4 E10 N4 W10 \$ E22 N31 \$ PTR= E15 FUS=[YR=2002] E19 N10 E35 S31 W35 N10 W19 N11 \$ W15 \$.			

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							