



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 Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,780	100	2,780	470,710
FGR	560	55	308	52,151
FOP	114	30	34	5,757
FOP	217	30	65	11,006
PTO	196	5	10	1,693
TOTALS	3,867		3,197	541,316

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	675.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	165.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,197	118.8180	169.32	541,316	2021	2021	0	0	0.00	100.00

1 SFR CUST - 100% - 2022

Heated Area: 2780

HX Base Yr 2022

The site map illustrates the layout of a property with several labeled areas and their dimensions. The areas are: PTO 2021 (top left), FOP 2021 (top right), BAS 2021 (center), and FGR 2021 (bottom right). Dimensions are provided for various sections of the property, including a large central area of 68 and a smaller area of 53. The map also shows a boundary line with a dimension of 20 at the top, and a boundary line with a dimension of 21 on the right. The map is oriented with the top of the property at the top of the image.

BLD DATE		LGL DATE	
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TOTAL OB/XF 8,400													
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
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		541,316	
TOTAL MARKET OB/XF VALUE		8,400	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		664,716	
SOH/AGL Deduction		83,800	
ASSESSED VALUE		580,916	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		525,916	
TOTAL JUST VALUE		664,716	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		563,996	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101399	CO ISSUED	0	08/30/2021
B2101399	NEW CONSTR	380,455	02/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/0097	8/30/2021	WD	Q	I	01	576,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BERT TERESA C						
2362/0341	5/18/2020	SW	U	V	11	100
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2021] W18 PTO=[YR=2021] N10 W20 S7 D3 R3 FOP=[YR=2021] S13 E14 U3 R3 N10 W17\$ E17\$ S10 D3 L3 W14 N13 U3 L3 W9 D3 L3 S68 E5 FOP=[YR=2021] S6 E19 N6 FGR=[YR=2021] E6 S6 E20 N21 W22 S4 W10 S11 E6\$ W19\$ E13 N11 E10 N4 E22 N53\$.													