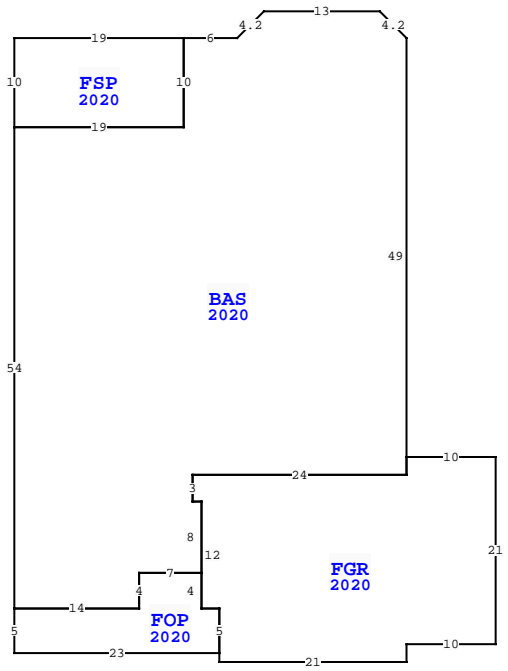




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 90
Roof Cover	13 STAND SEAM 10
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMNT 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	05 Quality Level 05
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	2,298 100 2,298 399,819
FGR	684 55 376 65,418
FOP	143 30 43 7,481
FSP	190 40 76 13,223
TOTALS	3,315 2,793 485,942

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,793	122.7072	174.86	488,384	2020	2020	0	0	0.50	99.50
1 SFR CUST - 100% - 2021 Heated Area: 2298 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			485,942
TOTAL MARKET OB/XF VALUE			12,811
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			613,753
SOH/AGL Deduction			241,685
ASSESSED VALUE			372,068
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			322,068
TOTAL JUST VALUE			613,753
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			522,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912841	CO ISSUED	0	06/22/2020
19012841	NEW CONSTR	320,331	12/18/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2370/0755	6/23/2020	WD Q	Q	I	01	527,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: PARSONS ROBERT C &						
2286/1323	7/01/2019	SW Q	Q	V	05	350,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: RIVERSIDE HOMES OF						

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
2	0855	CONC PAVER	0 100	11	3	33.00	SF	10.00	10.00	100	2020	2020	3	99	327	
3	0855	CONC PAVER	0 100	0	0	911.00	SF	10.00	10.00	100	2020	2020	3	99	9,019	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/12/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] U3 L3 W13 D3 L3 W6 FSP=[YR=2020] W19 S10 E19 N10\$ S10 W19 S54 FOP=[YR=2020] S5 E23 FGR=[YR=2020] S1 E21 N2 E10 N21 W10 S2 W24 S3 E1 S12 E2 S5\$ N5 W2 N4 W7 S4 W14\$ E14 N4 E7 N8 W1 N3 E24 N49\$.	

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							