

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame		WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level 03	
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
BAS	3,449	100	3,449
FGR	695	55	382
FOP	96	30	29
FSP	532	40	213
TOTALS	4,772		4,073
			757,619

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2023								
Heated Area: 3449						HX Base Yr 2023					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			757,619
TOTAL MARKET OB/XF VALUE			19,550
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			892,169
SOH/AGL Deduction			107,951
ASSESSED VALUE			784,218
TOTAL EXEMPTION VALUE	HX HB XM		50,000
BASE TAXABLE VALUE			734,218
TOTAL JUST VALUE			892,169
NCON VALUE			662,826
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111155	NEW CONSTR	506,696	08/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1761	7/07/2022	SW	Q	I	02	1,007,600

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	0855	CONC PAVER	0	100	0	1,323.00	UT	10.00	10.00	100	2022	2022	3	100	13,230	
2	0462	ST/AL FNC	0	100	0	432.00	SF	10.00	10.00	100	2022	2022	3	100	4,320	
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

BUILDING NOTES			
GRANTOR: FF FLORIDA RESIDENTIA			
GRANTEE: FEENSTRA ALAN DANIE			
2457/1112	4/28/2021	SW U V	30
GRANTOR: AMELIA NATIONAL ENTER			
GRANTEE: FF FLORIDA RESIDENT			

BUILDING DIMENSIONS
FSP=[YR=2022] W49 BAS=[YR=2022] W16 S64 W4 S17 E17 N27 E9 FOP=[YR=2022] S6 E12 N6 W2 N3 W8 S3 W2\$ E2 N3 E8 S3 E11 FGR=[YR=2022] S35 E22 N30 W17 N7 W5 S2\$ N2 E5 S7 E17 N52 W23 D3 L3 S5 W23 N15\$ S15 E23 N5 U3 R3 E23 N7\$.

LAND DESCRIPTION																								
TOTAL OB/XF 19,550																								
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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							