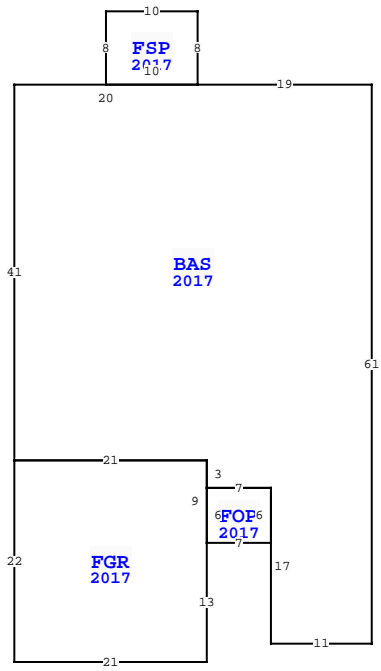




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,840	100	1,840
FGR	462	55	254
FOP	42	30	13
FSP	80	40	32
TOTALS	2,424		2,139
			265,654

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SNGL FAM	- 100%	- 2018									Heated Area: 1840	HX Base Yr 2018



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			265,654
TOTAL MARKET OB/XF VALUE			3,181
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			323,835
SOH/AGL Deduction			118,282
ASSESSED VALUE			205,553
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			150,553
TOTAL JUST VALUE			323,835
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706610	CO ISSUED	0	11/27/2017
B1706610	NEW CONSTR	232,087	07/24/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2162/0266	11/29/2017	SW	Q	I	02	243,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: OWENS DONALD & LUIS						
2132/0395	7/07/2017	SW	Q	V	05	262,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	21	3	SF	6.50	6.50	397
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	2,784

TOTAL OB/XF														3,181		
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	0810	CONCRETE A	0	100	21	3	SF	6.50	6.50	100	2017	2017	3	97	397	
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2017	2017	3	97	2,784	

BUILDING NOTES									
BAS=[YR=2017] W19 FSP=[YR=2017] N8 W10 S8 E10\$ W20 S41									
FGR=[YR=2017] S22 E21 N13 FOP=[YR=2017] E7 N6 W7 S6\$ N9									
W21\$ E21 S3 E7 S17 E11 N61\$.									

BUILDING DIMENSIONS									
BAS=[YR=2017] W19 FSP=[YR=2017] N8 W10 S8 E10\$ W20 S41									
FGR=[YR=2017] S22 E21 N13 FOP=[YR=2017] E7 N6 W7 S6\$ N9									
W21\$ E21 S3 E7 S17 E11 N61\$.									

LAND DESCRIPTION										TOTAL OB/XF										3,181				
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							