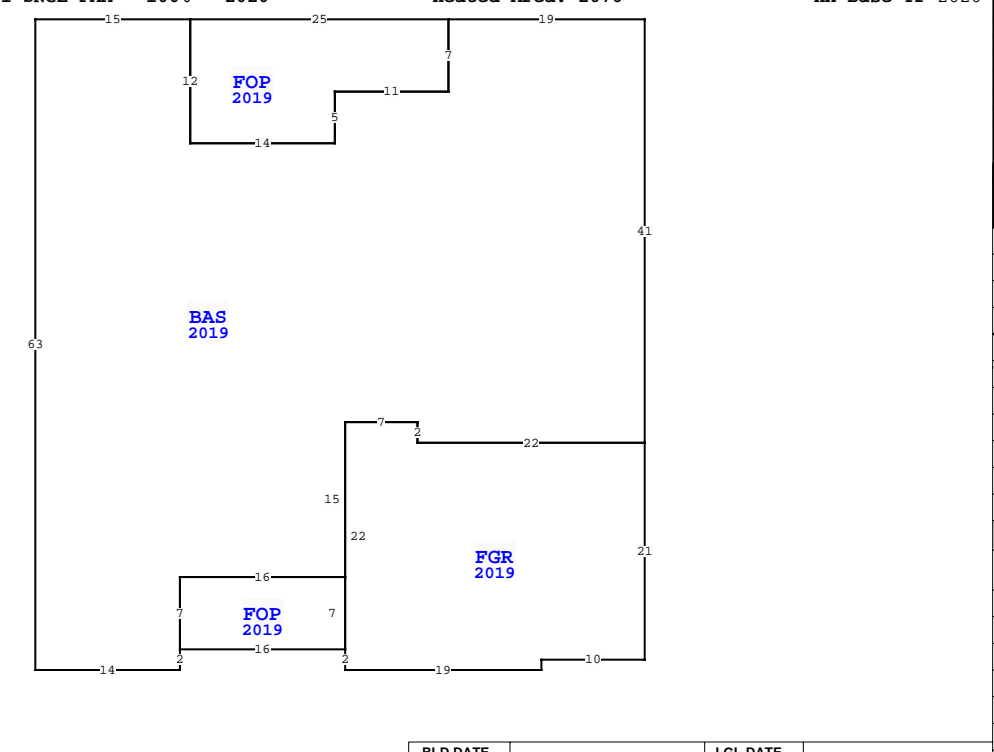




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	3,137	107.7090	127.90	401,222	2019	2019	0	0	0	1.00	99.00



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4069.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,676	100	2,676	338,837
FGR	642	55	353	44,698
FOP	112	30	34	4,306
FOP	245	30	74	9,370
TOTALS	3,675		3,137	397,210

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			397,210
TOTAL MARKET OB/XF VALUE			71,131
TOTAL LAND VALUE - MARKET			93,500
TOTAL MARKET VALUE			561,841
SOH/AGL Deduction			216,061
ASSESSED VALUE			345,780
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			290,780
TOTAL JUST VALUE			561,841
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			474,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2003687	SCRN ENCLSR	12,304	05/01/2020
B1908234	SWIM POOL	43,000	10/01/2019
C1810189	CO ISSUED	0	06/03/2019
B1810189	NEW CONSTR	362,261	10/08/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/1705	5/31/2019	SW	Q	I	02	394,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WHALON KIM L & CRAI						
2175/0696	1/31/2018	SW	U	V	37	398,100
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC-JACK						

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	20	3	SF	10.00	10.00	100	2019	2019	3	99	594	
2	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2019	2019	3	99	12,434	
3	0462	ST/AL FNC	0	100	150	0	SF	10.00	10.00	100	2020	2020	3	95	5,700	
4	0463	FENCE GATE	0	100	0	0	UT	300.00	300.00	100	2020	2020	3	98	588	
5	0911	SCRN RM A	0	100	48	25	SF	17.50	17.50	100	2020	2020	3	93	19,530	
6	0861	POOL GUNIT	0	100	24	12	SF	85.00	85.00	100	2020	2020	3	95	23,256	
7	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2020	2020	3	99	9,029	

TOTAL OB/XF													71,131											
LAND DESCRIPTION	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			0.00	0.00	1.00	LT		1.00	1.00	1.10	85,000.00	93,500.00	93,500							

BUILDING NOTES												
BAS=[YR=2019] W19 FOP=[YR=2019] W25 S12 E14 N5 E11 N7\$ S7 W11 S5 W14 N12 W15 S63 E14 N2 FOP=[YR=2019] E16 FGR=[YR=2019] S2 E19 N1 E10 N21 W22 N2 W7 S22\$ N7 W16 S7\$ N7 E16 N15 E7 S2 E22 N41\$.												

BUILDING DIMENSIONS												
BAS=[YR=2019] W19 FOP=[YR=2019] W25 S12 E14 N5 E11 N7\$ S7 W11 S5 W14 N12 W15 S63 E14 N2 FOP=[YR=2019] E16 FGR=[YR=2019] S2 E19 N1 E10 N21 W22 N2 W7 S22\$ N7 W16 S7\$ N7 E16 N15 E7 S2 E22 N41\$.												