



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 90     |
| Exterior Wall            | 20 | FACE BRICK 10  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 60    |
| Interior Floo            | 11 | CLAY TILE 40   |
| 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          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4021.00 |                  |

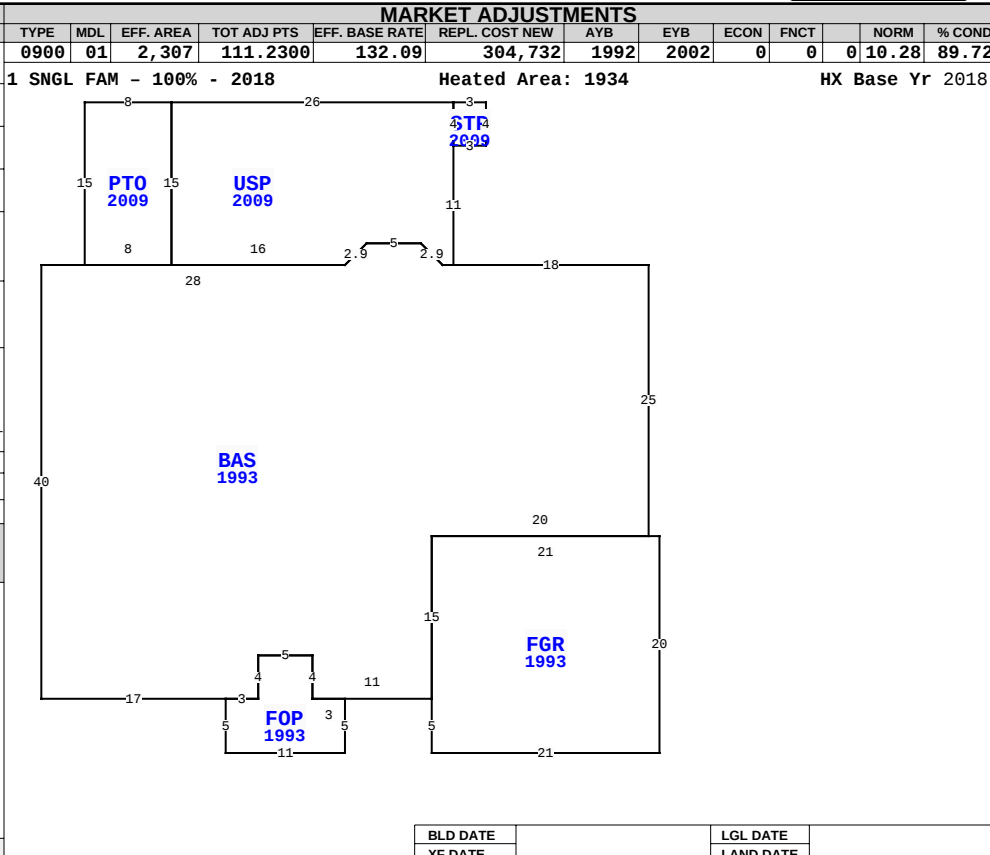
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,934            | 100         | 1,934        | 229,201              |
| FGR       | 420              | 55          | 231          | 27,376               |
| FOP       | 75               | 30          | 22           | 2,607                |
| PTO       | 120              | 5           | 6            | 711                  |
| STP       | 12               | 10          | 1            | 118                  |
| USP       | 376              | 30          | 113          | 13,392               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,937 |  | 2,307 | 273,406 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,242.00 | SF | 4.00     | 4.00           |       |
| 2              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 46 | 3  | 138.00   | SF | 6.50     | 6.50           |       |
| 4              | 0861       | POOL GUNIT  | 0   | 100 | 28 | 12 | 336.00   | SF | 85.00    | 85.00          |       |
| 5              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 545.00   | SF | 10.00    | 10.00          |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | RS-1     | 0.00  | 0.00  | 1.00        | LT        |       |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 06/28/2018 | BY | KW |
|-------------|------------|----|----|



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 37,632      |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 37,632      |  |  |  |  |  |  |  |  |  |  |  |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 0.00 | Total Land Value: 80,000 | Market: 0 | Agricultural: 0 | Common: 80,000 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |           |  |  |  |  |   |
|---------------------------|--|--|--|--|--|-----------|--|--|--|--|---|
| PAGE 1 of 1               |  |  |  |  |  |           |  |  |  |  | 4 |
| VALUATION SUMMARY         |  |  |  |  |  |           |  |  |  |  |   |
| VALUATION BY              |  |  |  |  |  | STANDARD  |  |  |  |  |   |
| Tax Group: 4              |  |  |  |  |  | Tax Dist: |  |  |  |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  | 273,406   |  |  |  |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  | 37,632    |  |  |  |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  | 80,000    |  |  |  |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  | 391,038   |  |  |  |  |   |
| SOH/AGL Deduction         |  |  |  |  |  | 115,047   |  |  |  |  |   |
| ASSESSED VALUE            |  |  |  |  |  | 275,991   |  |  |  |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  | 50,000    |  |  |  |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  | 225,991   |  |  |  |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  | 391,038   |  |  |  |  |   |
| NCON VALUE                |  |  |  |  |  | 0         |  |  |  |  |   |
| INCOME VALUE              |  |  |  |  |  |           |  |  |  |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  | 349,316   |  |  |  |  |   |

| PERMIT NUM | DESCRIPTION  | AMT    | ISSUED     |
|------------|--------------|--------|------------|
| B1808088   | SWIM POOL    | 30,000 | 01/01/2018 |
| B1702184   | FNDTN REPAIR | 3,039  | 04/01/2017 |
| R002840    | REPAIR/RRF   | 2,400  | 11/01/2000 |
| 8214       | NEW CONSTR   | 93,305 | 07/01/1992 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2569/1190                      | 6/07/2022  | WD           | U      | I      | 11        | 100           |  |
| GRANTOR: MACGREGOR RICHARD R J |            |              |        |        |           |               |  |
| GRANTEE: MACGREGOR FAMILY TR   |            |              |        |        |           |               |  |
| 2154/1430                      | 10/31/2017 | WD           | Q      | I      | 02        | 285,000       |  |
| GRANTOR: MCKEITHEN MICHAEL J & |            |              |        |        |           |               |  |
| GRANTEE: MACGREGOR RICHARD R   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W18 USP=[YR=2009] N11 STP=[YR=2009] E3 N4 W3 S4\$ N4 W26 PTO=[YR=2009] W8 S15 E8 N15\$ S15 E16 U2 R2 E5 D2 R2 E1\$ W1 U2 L2 W5 D2 L2 W28 S40 E17 FOP=[YR=1993] S5 E11 N5 W3 N4 W5S4 W3 \$ E3 N4 E5 S4 E11 FGR=[YR=1993] S5 E21 N20 W21 S15 \$ N15 E20 N25 \$ . |  |  |  |  |  |  |  |  |  |  |  |