



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| 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       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 03      | Quality Level 03 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1079.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,626            | 100         | 2,626        | 411,790              |
| FGR       | 480              | 55          | 264          | 41,398               |
| FOP       | 105              | 30          | 32           | 5,018                |
| FSP       | 200              | 40          | 80           | 12,545               |
| TOTALS    | 3,411            |             | 3,002        | 470,752              |

| EXTRA FEATURES |            |             |     |     |     |   |          |    |          |                |           |         |
|----------------|------------|-------------|-----|-----|-----|---|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0504       | FP-ELECTRI  | 0   | 0   | 0   | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2006    |
| 2              | 0855       | CONC PAVER  | 0   | 0   | 0   | 0 | 541.00   | SF | 10.00    | 10.00          | 100       | 2006    |
| 3              | 0855       | CONC PAVER  | 0   | 0   | 30  | 3 | 90.00    | SF | 10.00    | 10.00          | 100       | 2006    |
| 4              | 0462       | ST/AL FNC   | 0   | 0   | 337 | 4 | 1,348.00 | SF | 10.00    | 10.00          | 100       | 2007    |
| 5              | 0463       | FENCE GATE  | 0   | 0   | 0   | 0 | 2.00     | UT | 300.00   | 300.00         | 100       | 2007    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |           |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|-----------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT |
| 1                | 000100   | C   | SFR                  | 0   | 0003 | R-1      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0500                                             | 01  | 3,002     | 103.8680    | 171.38         | 514,483        | 2006 | 2006 | 0    | 0    | 0 | 8.50 | 91.50  |
| 1 SFR CUST - 0% - 0 Heated Area: 2626 HX Base Yr |     |           |             |                |                |      |      |      |      |   |      |        |
|                                                  |     |           |             |                |                |      |      |      |      |   |      |        |
| BLD DATE: 03/13/2024 MLU                         |     |           |             |                |                |      |      |      |      |   |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 14,192      |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |             |  |
|---------------------------|--|-------------|--|
| VALUATION SUMMARY         |  | PAGE 1 of 1 |  |
| VALUATION BY              |  | STANDARD    |  |
| Tax Group: 2              |  | Tax Dist:   |  |
| BUILDING MARKET VALUE     |  | 470,752     |  |
| TOTAL MARKET OB/XF VALUE  |  | 14,192      |  |
| TOTAL LAND VALUE - MARKET |  | 150,000     |  |
| TOTAL MARKET VALUE        |  | 634,944     |  |
| SOH/AGL Deduction         |  | 115,019     |  |
| ASSESSED VALUE            |  | 519,925     |  |
| TOTAL EXEMPTION VALUE     |  | 0           |  |
| BASE TAXABLE VALUE        |  | 519,925     |  |
| TOTAL JUST VALUE          |  | 634,944     |  |
| NCON VALUE                |  | 0           |  |
| INCOME VALUE              |  |             |  |
| PREVIOUS YEAR MKT VALUE   |  | 604,483     |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20061661   | OTHER       | 1,640   | 07/12/2006 |
| 20060973   | H/AC        | 7,200   | 05/08/2006 |
| 20060919   | ELEC OTHER  | 4,980   | 04/28/2006 |
| 20060586   | OTHER       | 7,356   | 03/21/2006 |
| 20060510   | DEMOLITION  | 0       | 03/14/2006 |
| 20060321   | NEW CONSTR  | 250,000 | 02/09/2006 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2253/0261                      | 1/31/2019  | WD        | Q   | I   | 01     |
| GRANTOR: DAVENPORT RONALD K &  |            |           |     |     |        |
| GRANTEE: HURST PAUL KENNETH    |            |           |     |     |        |
| 1450/1531                      | 10/09/2006 | WD        | Q   | I   |        |
| GRANTOR: SEDA CONSTRUCTION COM |            |           |     |     |        |
| GRANTEE: DAVENPORT RONALD K    |            |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2006] W15 FSP=[YR=2013] N1 W20 S10 E20 N9\$ S9 W20 N9 W15 S60 E9 FOP=[YR=2006] S7 E13 N7 W3 N2 W7 S2 W3\$ E3 N2 E7 S2 E11 FGR=[YR=2006] S15 E20 N24 W20 S9\$ N9 E20 N51 \$. |  |  |  |  |  |  |  |  |  |  |  |  |