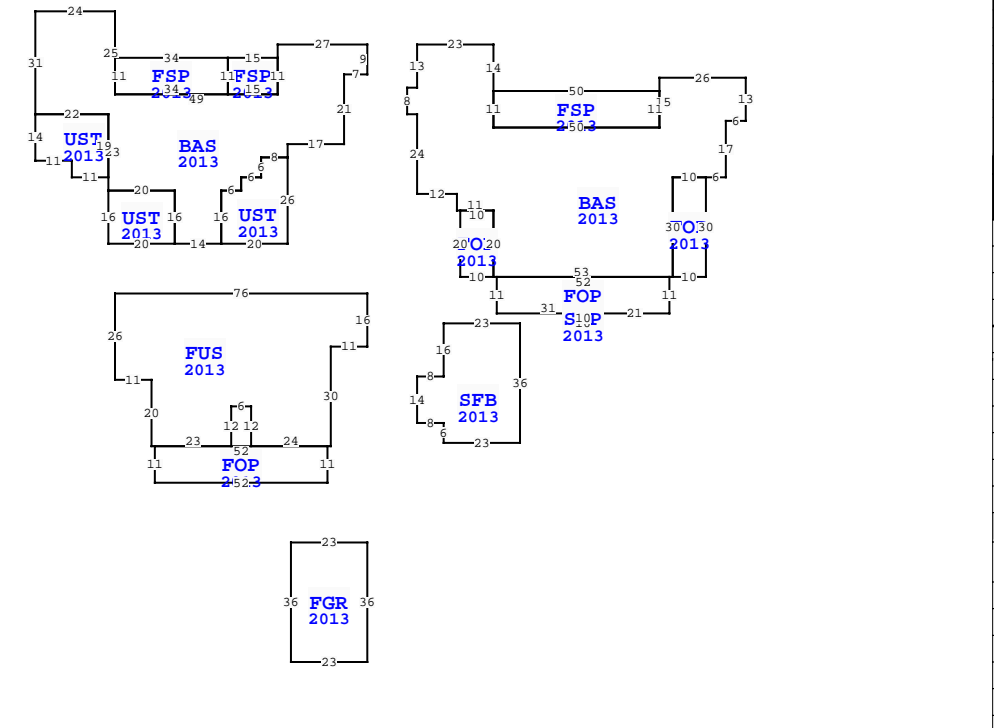


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		7.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	12,710	95.2470	119.06	1,513,253	2013	2013	0	0	0	4.65 95.35



Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	3,036	100
BAS	4,162	100
FGR	828	55
FOP	200	30
FOP	300	30
FOP	572	30
FOP	572	30
FSP	165	40
FSP	374	40
FSP	550	40
TOTALS	15,710	12,710

BLD DATE	02/14/2014	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,442,887		
TOTAL MARKET OB/XF VALUE	33,593		
TOTAL LAND VALUE - MARKET	337,500		
TOTAL MARKET VALUE	1,813,980		
SOH/AGL Deduction	159,204		
ASSESSED VALUE	1,654,776		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	1,604,776		
TOTAL JUST VALUE	1,813,980		
NCON VALUE	4,313		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,746,171		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0491	FOP=FSP	2,250	09/05/2023
20132273	SWIM POOL	20,955	09/27/2013
20120780	NEW CONSTR	8,500	05/29/2013
20120509	XFOB	0	03/23/2012
20120507	XFOB	0	03/23/2012
20120451	NEW CONSTR	1,400,000	03/08/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/0072	11/30/2021	WD	Q	I	01	2,400,000

GRANTOR: HUNTER KENNETH JR & T  
GRANTEE: ADAMS FAMILY TRUST  
1695/0202 8/25/2010 WD U I 12 110,000  
GRANTOR: FIRST COAST COMMUNITY  
GRANTEE: HUNTER KENNETH JR &

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	0504	FP-ELECTRI	0	100	0	2.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	3,840	
2	0462	ST/AL FNC	0	100	0	908.00	SF	10.00	10.00	100	2013	2013	3	71	6,447	
3	1127	BRICK 8"	0	100	0	152.00	SF	11.00	11.00	100	2013	2013	3	98	1,639	
4	0855	CONC PAVER	0	100	0	36.00	SF	7.00	7.00	100	2013	2013	3	94	237	
5	0855	CONC PAVER	0	100	0	820.00	SF	7.00	7.00	100	2013	2013	3	94	5,396	
6	0861	POOL GUNIT	0	100	0	200.00	SF	85.00	85.00	100	2013	2013	3	71	12,070	
7	0855	CONC PAVER	0	100	0	420.00	SF	7.00	7.00	100	2013	2013	3	94	2,764	
8	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	60	1,200	

BUILDING NOTES			
BAS=[YR=2013;ORIG=15,0] E23 S14 S11 E50 N15 E26 S13 W6 S17 W6 W10 S30 W1 W53 N20 W11 N5 W12 N24 W3 N8 E3 N13 \$			
BAS=[YR=2013;ORIG=0,0] W27 S4 S11 W49 N25 W24 S31 E22 S23 E20 S16 E14 N16 E6 N4 E6 N6 E8 N4 E17 N21 E7 N9 \$			
FUS=[YR=2013;ORIG=0,75] W76 S26 E11 S20 E1 E23 N12 E6 S12 E24 N30 E11 N16 \$			
SFB=[YR=2013;ORIG=15,100] E8 N16 E23 S36 W23 N6 W8 N14 \$			
FGR=[YR=2013;ORIG=0,150] W23 S36 E23 N36 \$			
FOP=[YR=2013;ORIG=91,70] S11 W21 W31 N11 E52 \$			
FOP=[YR=2013;ORIG=-64,121] S11 E52 N11 W52 \$			
FSP=[YR=2013;ORIG=38,14] E50 S11 W50 N11 \$			
UST=[YR=2013;ORIG=-44,60] E20 N26 W8 S6 W6 S4 W6 S16 \$			

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0	0003	C-3	150.00	100.00	15,000.00	SF		1.00	1.00	0.75	30.00	22.50	337,500							