



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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 08
NEIGHBORHOOD/LOC	8016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,623	100	1,623	189,249
FGR	420	55	231	26,936
FOP	36	30	11	1,282
UOP	240	20	48	5,597
TOTALS	2,319		1,913	223,064

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,913	95.8734	119.84	229,254	2002	2017	0	0	2.70	97.30
1 SNGL FAM - 100% - 2022 Heated Area: 1623 HX Base Yr 2022											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		234,797	
TOTAL MARKET OB/XF VALUE		5,513	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		270,310	
SOH/AGL Deduction		42,078	
ASSESSED VALUE		228,232	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		178,232	
TOTAL JUST VALUE		270,310	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,480	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002319	REPAIR/RRF	15,000	03/13/2020
B020231	NEW CONSTR	118,707	09/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/1409	1/29/2021	WD	Q	I	01	255,000
GRANTOR: ATON KOLBY & CIARA M						
GRANTEE: VANCE JOSHUA M & MI						
2140/1777	8/14/2017	WD	Q	I	01	143,000
GRANTOR: DOMINGO NILZA & ALEXA						
GRANTEE: ATON KOLBY						

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
1	0811	CONCRETE B	0	100	0	0	587.00	SF	5.20	5.20	100	2002	2002	3
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W13 UOP=[YR=2020] N12 W20 S12 E20 \$ W32 S39 E12 FOP=[YR=2002] S3 E8 N3 W2 N3 W4 S3 W2 \$ E2 N3 E4 S3 E7 FGR=[YR=2002] S15 E20 N21 W20 S6 \$ N6 E20 N33 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

VANCE JOSHUA M & MICHELLE P
11490 BUCKHEAD TRL
BRYCEVILLE, FL 32009

01-1S-24-018B-0006-0000

[illegible]