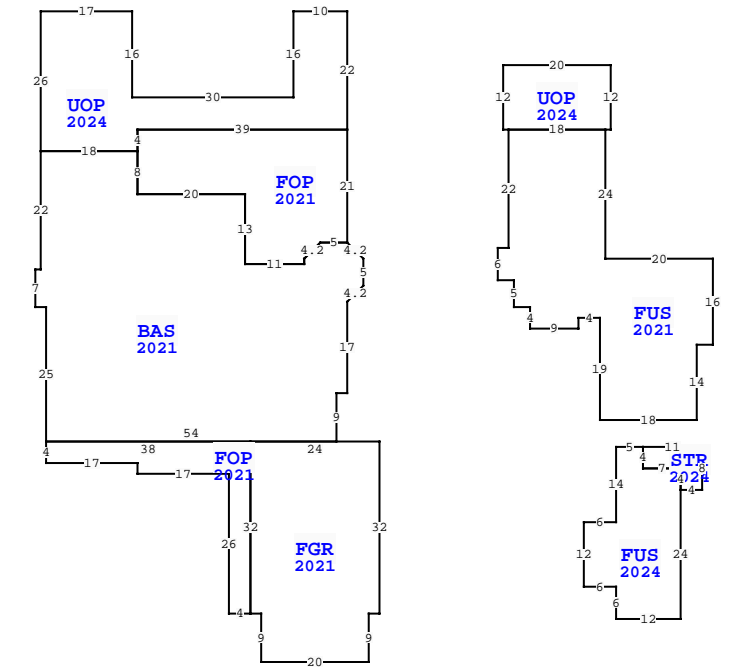


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	10 ABOVE AVG 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	11 CLAY TILE 70			
Interior Floo	12 HARDWOOD 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
Bathrooms	4.5 100			
Frame	02 WOOD FRAME 100			
Stories	2. 2. 100			
Units	0 100			
Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 10			
NEIGHBORHOOD/LOC	10007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,535	100	2,535	1,097,845
FGR	948	55	521	225,633
FOP	298	30	89	38,544
FOP	688	30	206	89,214
FUS	1,224	100	1,224	530,084
FUS	428	100	428	185,356
STR	60	10	6	2,599
UOP	240	20	48	20,788
UOP	846	20	169	73,190
TOTALS	7,267		5,226	2,263,250

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1	SFR CUST	- 100%	- 2022									
Heated Area: 4187						HX Base Yr 2022						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			2,263,250
TOTAL MARKET OB/XF VALUE			68,715
TOTAL LAND VALUE - MARKET			750,000
TOTAL MARKET VALUE			3,081,965
SOH/AGL Deduction			720,780
ASSESSED VALUE			2,361,185
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			2,311,185
TOTAL JUST VALUE			3,081,965
NCON VALUE			497,827
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,408,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001878	SWIM POOL	75,000	02/02/2022
19003303	CO ISSUED	0	03/19/2021
B1903303	NEW CONSTR	567,427	04/03/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2456/1789	4/28/2021	WD	Q	I	01	2,245,000
GRANTOR: AMELIA ISLAND DEVELOP						
GRANTEE: POTTER JAMES W & MA						
2131/0557	6/30/2017	SW	Q	V	01	300,000
GRANTOR: WHITMIRE LINDA B TRUS						
GRANTEE: AMELIA ISLAND DEVEL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/08/2024	MLU

BUILDING NOTES	
BAS=[YR=2021;ORIG=-57,4] S22 W1 S7 E2 S25 E54 N9 E2 N17 U3R3 N5 U3L3 W5 D3L3 S1 W11 N13 W20 N8 W18 \$	
FUS=[YR=2021;ORIG=30,0] E18 S24 E20 S16 W3 S14 W18 N19 W4 S2 W9 N4 W3 N5 W3 N6 E2 N22 \$	
FGR=[YR=2021;ORIG=-18,90] E2 S9 E20 N9 E2 N32 W24 S32 \$	
UOP=[YR=2024;ORIG=-57,-22] E17 S16 E30 N16 E10 S22 W39 S4 W18 N26 \$	
POP=[YR=2021;ORIG=0,0] W39 S4 S8 E20 S13 E11 N1 U3R3 E5 N21 \$	
FOP=[YR=2021;ORIG=-56,58] S4 E17 S2 E17 S26 E4 N32 W38 \$	
UOP=[YR=2024;ORIG=29,0] E1 E18 E1 N12 W20 S12 \$	
PTR=[ORIG=0,0] E30 W30 \$	
FUS=[YR=2024;ORIG=50,59] E5 S4 E7 S4 S24 W12 N6 W6 N12 E6 N14	

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	0	0			2,448.00	SF	10.00	2021	2021	3	99	24,235
2	1122	CB 6"	0	100	0	0			202.00	SF	5.85	2021	2021	3	99	1,170
3	0861	POOL GUNIT	0	100	0	0			486.00	SF	85.00	2024	2023		100	41,310
4	0871	POOL HTR R	0	100	0	0			1.00	UT	2,000.00	2024	2023		100	2,000

LAND DESCRIPTION		TOTAL OB/XF														68,715								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000							