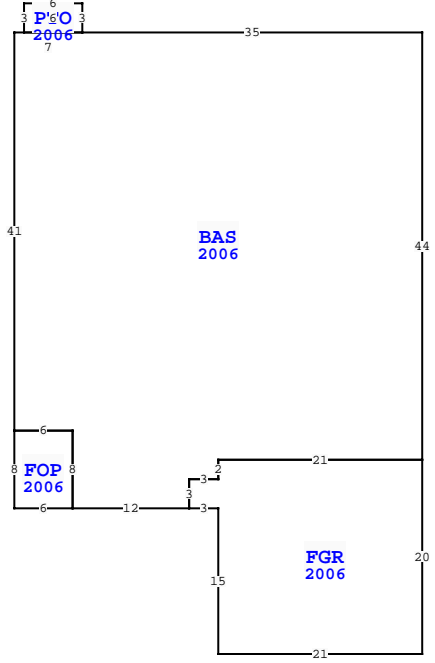




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating 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	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,896	100	1,896
FGR	429	55	236
FOP	48	30	14
PTO	18	5	1
TOTALS	2,391		2,147
			204,143

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2022			Heated Area: 1896			HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			204,143
TOTAL MARKET OB/XF VALUE			3,859
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			258,002
SOH/AGL Deduction			23,398
ASSESSED VALUE			234,604
TOTAL EXEMPTION VALUE	95	234,604	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			258,002
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18156	ELEC OTHER	1,500	10/01/2006
M12117	MECH OTHER	0	10/01/2006
C18518	CO ISSUED	0	09/01/2006
R09715	REPAIR/RRF	2,000	09/01/2006
B18518	NEW CONSTR	157,806	09/01/2006
P11552	OTHER	0	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/1322	3/08/2019	WD	Q	I	01	200,000
GRANTOR: CASON ERIC D						
GRANTEE: GWYNES JACK E & DEB						
1494/1455	4/25/2007	WD	Q	I		177,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: CASON ERIC D						

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	0811	CONCRETE B	0	100	0	0			5.20	100	2006	2006	3	87	3,859	

BLD DATE		03/20/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W35PTO=[YR=2006] N3W6S3E6\$ W7 S41 FOP=[YR=2006] S8 E6 N8 W6\$ E6 S8 E12 FGR=[YR=2006] E3 S15 E21 N20 W21 S2 W3 S3\$ N3 E3 N2 E21 N44 \$.	

LAND DESCRIPTION		TOTAL OB/XF															3,859							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							