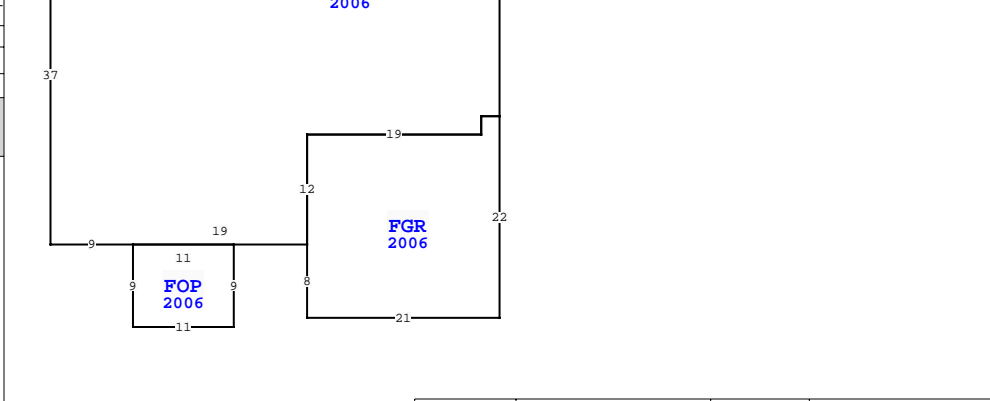


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,642	104.7312	99.49	262,853	2006	2006	0	0	0	8.15	91.85		
1 SINGLE FAM - 100% - 2024 Heated Area: 2307 HX Base Yr														



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	SUBAREA MARKET VALUE
BAS	2,307	100	2,307	210,817
FGR	424	55	233	21,292
FOP	99	30	30	2,742
FOP	240	30	72	6,579
TOTALS	3,070		2,642	241,430

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			241,430
TOTAL MARKET OB/XF VALUE			3,578
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			295,008
SOH/AGL Deduction			0
ASSESSED VALUE			295,008
TOTAL EXEMPTION VALUE	13		295,008
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			295,008
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516794	CO ISSUED	166,875	05/01/2006
B0516794	NEW CONSTR	166,875	05/01/2006
E17233	ELEC OTHER	1,500	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2322/0262	12/02/2019	WD	Q	I	01	246,000
GRANTOR: KNOX PENELOPE J						
GRANTEE: SOLOMON LEON A II &						
1432/0032	7/26/2006	WD	Q	I		235,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: KNOX PENELOPE J						

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			791.00	SF	5.20				5.20	3,578	

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

BUILDING DIMENSIONS			
BAS=[YR=2006] W30 S13 FOP=[YR=2006] W20 S12 E20 N12\$ S12			
W19 S37 E9 FOP=[YR=2006] S9 E11 N9 W11\$ E19 FGR=[YR=2006]			
S8 E21 N22 W2 S2 W19 S12\$ N12 E19 N2 E2 N48\$.			

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	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							