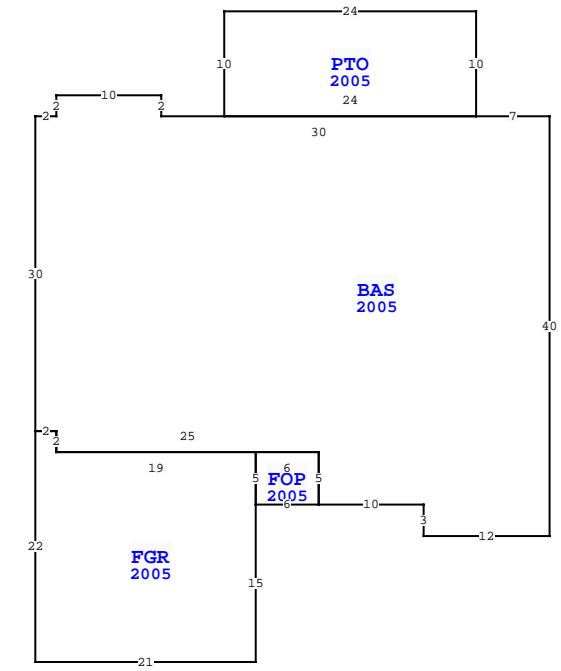


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	08 SHT VINYL 20			
Air Condition	03 CENTRAL 100			
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	SUBAREA MARKET VALUE
BAS	1,730	100	1,730	165,147
FGR	424	55	233	22,243
FOP	30	30	9	860
PTO	240	5	12	1,146
TOTALS	2,424		1,984	189,394

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,984	110.0001	104.50	207,328	2005	2005	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2006 Heated Area: 1730 HX Base Yr 2006											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	189,394	
TOTAL MARKET OB/XF VALUE	3,654	
TOTAL LAND VALUE - MARKET	50,000	
TOTAL MARKET VALUE	243,048	
SOH/AGL Deduction	105,973	
ASSESSED VALUE	137,075	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	87,075	
TOTAL JUST VALUE	243,048	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	234,615	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002472	REPAIR/RRF	13,164	02/14/2022
E15698	ELEC OTHER	1,500	09/01/2005
M10233	MECH OTHER	0	08/01/2005
R07970	REPAIR/RRF	2,000	07/01/2005
B15688	NEW CONSTR	126,010	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1369/0248	11/23/2005	WD Q	Q I		182,100	
GRANTOR: KB HOME JACKSONVILLE						
1284/1465	12/30/2004	WD U	V 19		2,314,100	
GRANTOR: POINTE CARTESIAN LLC						
GRANTEE: KB HOME JACKSONVILL						

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	817.00	SF	5.20	5.20	100	2005	2005	3	86	3,654	

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

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS=[YR=2005] W7 PTO=[YR=2005] N10 W24 S10 E24\$ W30 N2 W10 S2  
 W2 S30 FGR=[YR=2005] S22 E21 N15 FOP=[YR=2005] E6 N5 W6 S5\$  
 N5 W19 N2 W2\$ E2 S2 E25 S5 E10 S3 E12 N40\$ .

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	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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							