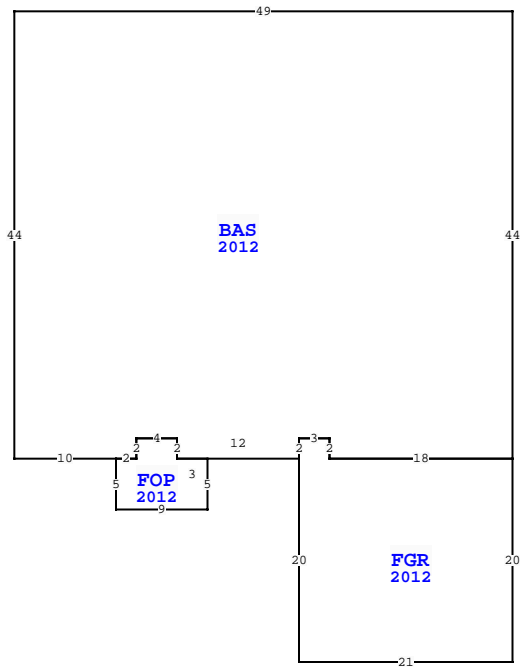


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	11 CLAY TILE 20			
Air Condition	03 CENTRAL 100			
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	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 05			
NEIGHBORHOOD/LOC	5005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100	2,142	203,331
FGR	426	55	234	22,213
FOP	53	30	16	1,519
TOTALS	2,621		2,392	227,062

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,392	105.3500	100.08	239,391	2012	2012	0	0	5.15	94.85
1 SINGLE FAM - 100% - 2022 Heated Area: 2142 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			227,062
TOTAL MARKET OB/XF VALUE			7,379
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			289,441
SOH/AGL Deduction			86,224
ASSESSED VALUE			203,217
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			153,217
TOTAL JUST VALUE			289,441
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226388	CO ISSUED	0	02/12/2013
E1225476	NEW CONSTR	0	10/01/2012
M1217638	H/AC	0	10/01/2012
B26388	NEW CONSTR	247,414	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2496/1877	9/15/2021	WD Q	Q	I	01	317,000
GRANTOR: AHRENS JENNIFER & KYL						
GRANTEE: HAWLEY ALBAN G & LI						
1853/1247	4/29/2013	WD Q	Q	I	01	170,000
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: AHRENS JENNIFER & K						

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	596.00	SF	5.20	5.20	100	2012	2012	3	93	2,882	
2	0810	CONCRETE A	0	100	34	102.00	SF	6.50	6.50	100	2012	2012	3	93	617	
3	0855	CONC PAVER	0	100	0	400.00	SF	10.00	10.00	100	2017	2017	3	97	3,880	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2012] W49 S44 E10 FOP=[YR=2012] S5 E9N5 W3 N2 W4 S2
 W2\$ E2 N2 E4 S2E12 FGR=[YR=2012] S20 E21 N20 W18 N2 W3 S2\$
 N2 E3 S2 E18 N44 \$.

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							