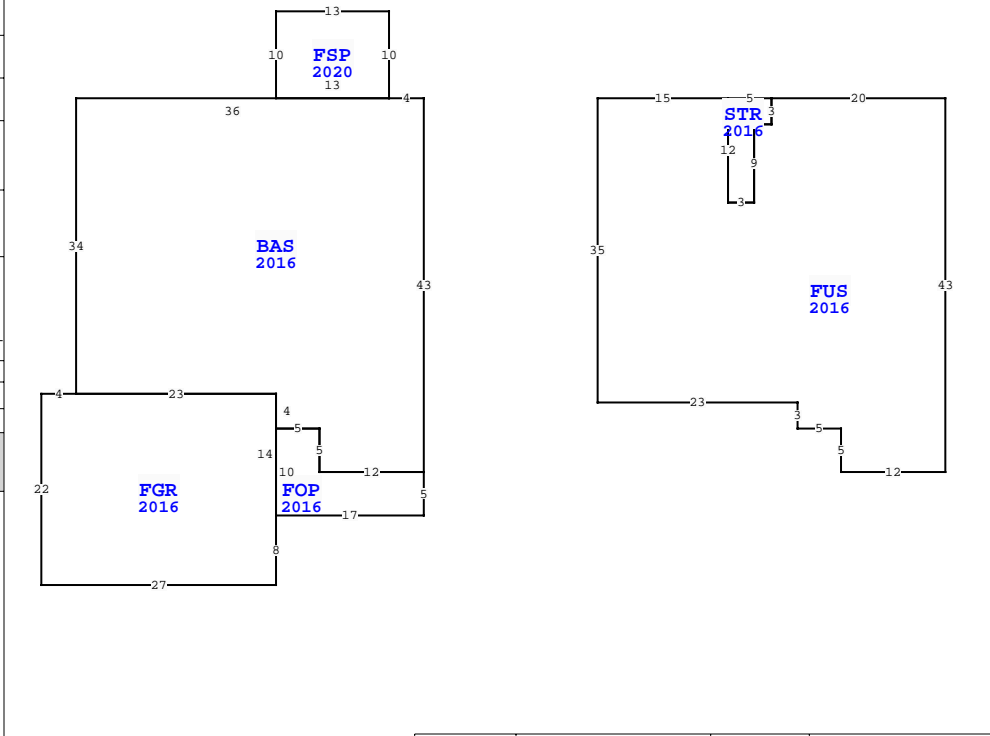


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,373	114.3744	108.66	366,510	2016	2016	0	0	0	3.05	96.95		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		355,331	
TOTAL MARKET OB/XF VALUE		14,366	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		424,697	
SOH/AGL Deduction		150,955	
ASSESSED VALUE		273,742	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		223,742	
TOTAL JUST VALUE		424,697	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		408,797	



Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 05		
NEIGHBORHOOD/LOC	5013.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1,488	156,755
FGR	594	55	327	34,448
FOP	110	30	33	3,477
FSP	130	40	52	5,478
FUS	1,469	100	1,469	154,754
STR	42	10	4	422
TOTALS	3,833		3,373	355,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240001235	NEW INGROUNND SWIM	84,720	02/01/2024
B1632379	CO ISSUED	0	10/25/2016
B1632379	NEW CONSTR	363,588	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/0752	2/10/2020	QC	U	I	11	100

GRANTOR: RETHELFORD DUSTIN & S
GRANTEE: RETHELFORD STEPHANIE
2080/1247 10/27/2016 WD Q I 01 306,900
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: RETHELFORD DUSTIN M

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	2016	2016	3	96	5,252	
2	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2018	2018	3	97	4,831	
3	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2018	2018	3	94	4,001	
4	0470	VNYL GATE	0	100	0	0		300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION																								
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	55,000.00	55,000.00	55,000							

BUILDING NOTES													
<p>BAS=[YR=2016] W4 FSP=[YR=2020] N10 W13 S10 E13\$ W36 S34 FGR=[YR=2016] W4 S22 E27 N8 FOP=[YR=2016] E17 N5 W12 N5 W5 S10\$ N14 W23\$ E23 S4 E5 S5 E12 N43\$ PTR=E20 FUS=[YR=2016] E15 STR=[YR=2016] E5 S3 W2 S9 W3 N12\$S12 E3 N9 E2 N3 E20 S43 W12 N5 W5 N3 W23 N35\$ W20\$.</p>													

TOTAL OB/XF													
14,366													