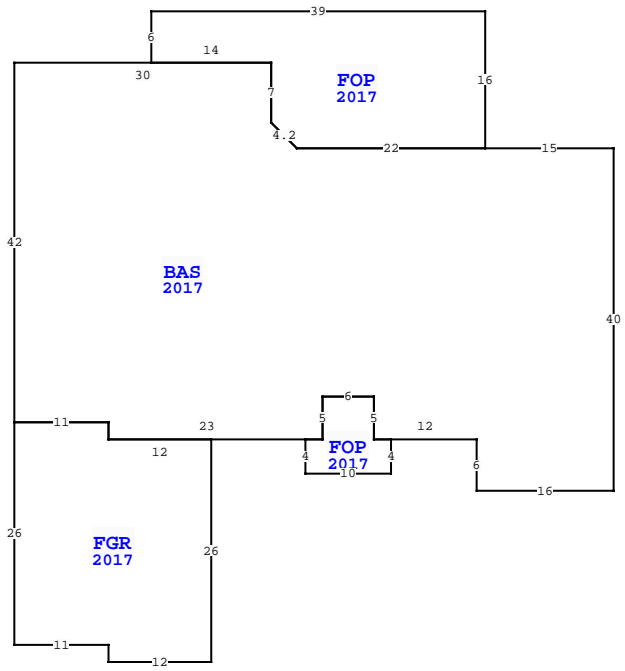


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	20	FACE BRICK 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units	0	0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC		9006.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,729	100	2,729	398,852
FGR	598	55	329	48,084
FOP	70	30	21	3,069
FOP	480	30	144	21,046
TOTALS	3,877		3,223	471,052

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,223	102.0280	153.04	493,248	2017	2017	0	0	4.50	95.50	
1 SFR CUST - 100% - 2018 Heated Area: 2729 HX Base Yr 2018												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			509,551
TOTAL MARKET OB/XF VALUE			5,757
TOTAL LAND VALUE - MARKET			118,400
TOTAL MARKET VALUE			633,708
SOH/AGL Deduction			312,850
ASSESSED VALUE			320,858
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			270,858
TOTAL JUST VALUE			633,708
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			514,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1703175	CO ISSUED	0	04/12/2017
B1633181	NEW CONSTR	327,904	10/01/2016
B1633182	GARAGE	53,556	10/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/1334	4/25/2016	WD Q	Q	V	01	44,000
GRANTOR: SANCHEZ JOHN & TINA						
GRANTEE: KEENE DAVID O JR &						
1913/0495	4/10/2014	WD Q	Q	V	01	42,900
GRANTOR: FLORIDA DEEP CREEK PL						
GRANTEE: SANCHEZ JOHN & TINA						

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	0812	CONCRETE C	0	100	0	1,338.00	SF	4.00	4.00	100	2017	2017	3	97	5,191	
2	1127	BRICK 8"	0	100	13	52.00	SF	11.00	11.00	100	2017	2017	3	99	566	

BLD DATE		03/03/2023	NW	LGL DATE	03/28/2024	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=2017] W15 FOP=[YR=2017] N16 W39 S6 E14 S7 D3 R3 E22\$ W22 U3 L3 N7 W30 S42 FGR=[YR=2017] S26 E11 S2 E12 N26 W12 N2 W11\$ E11 S2 E23 FOP=[YR=2017] S4 E10 N4 W2 N5 W6 S5 W2\$ E2 N5 E6 S5 E12 S6 E16 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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.92	AC		1.00	1.00	1.00	20,000.00	20,000.00	118,400								

