



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2.5 100	
Frame	02	WOOD FRAME 100
Stories	2. 100	
Units	0 100	
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	96,481
BAS	360	100	360	36,180
BAS	208	100	208	20,904
FEP	288	80	230	23,116
FOP	80	30	24	2,412
FUS	640	100	640	64,322

TOTALS	2,536		2,422	243,415
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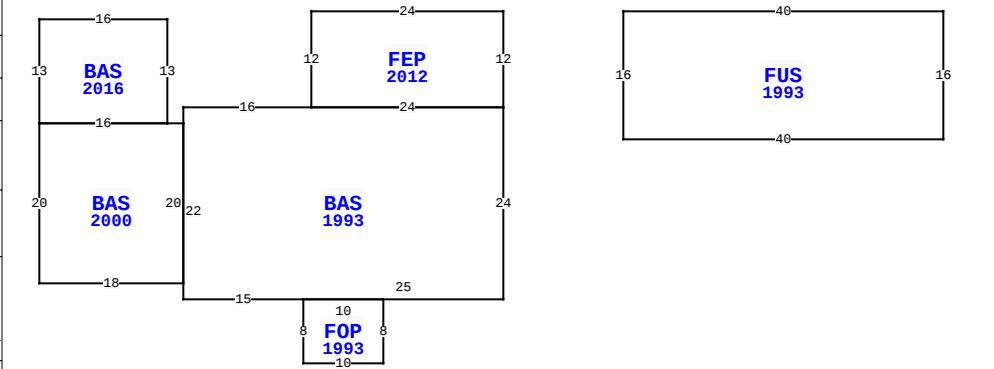
EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0510	GARAGE WD-	0 100	70	22	1,540.00	SF	35.00	35.00	100	1980	1980	3	20	10,780	
3	0810	CONCRETE A	0 100	0	0	208.00	SF	6.50	6.50	100	1986	1986	3	49.5	669	
4	0811	CONCRETE B	0 100	0	0	756.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,278	
5	0475	VF 4 SBPL	0 100	0	0	18.00	LF	14.00	14.00	100	2002	2002	3	58	146	
6	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	90	4,500	
7	1242	WD DECK A	0 100	0	0	130.00	SF	10.00	10.00	100	2019	2019	3	86	1,118	

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,000							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,422	95.4324	119.29	288,920	1977	1989		0	0	15.75	84.25	
1 SNGL FAM - 100% - 2022													
Heated Area: 2168													
HX Base Yr 2022													



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

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7	1242	WD DECK A	0 100	0	0	130.00	SF	10.00	10.00	100	2019	2019	3	86	1,118	

TOTAL OB/XF 20,119

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1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,000							

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		263,394
TOTAL MARKET OB/XF VALUE		20,119
TOTAL LAND VALUE - MARKET		39,000
TOTAL MARKET VALUE		322,513
SOH/AGL Deduction		66,553
ASSESSED VALUE		255,960
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		205,960
TOTAL JUST VALUE		322,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004335	REPAIR/RRF	13,813	05/20/2020
B007338	ADDITION	15,600	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2529/0703	12/29/2021	WD	Q	I	01	280,000
GRANTOR: VANDEVENTER JENNEFER						
GRANTEE: CAPUTO ERIN & JASON						
2381/0157	7/27/2020	WD	Q	I	01	257,500
GRANTOR: MOUTON BRIAN P & GINA						
GRANTEE: VANDEVENTER JENNEFE						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2012] W24 S12 BAS=[YR=1993] W16 S2 BAS=[YR=2000] W2
BAS=[YR=2016] N13 W16 S13 E16\$ W16 S20 E18 N20\$ S22 E15
FOP=[YR=1993] S8 E10 N8 W10\$E25 N24 W24\$ E24 N12\$ PTR=E15
FUS=[YR=1993] E40 S16 W40 N16\$ W15\$.

[illegible]

**CAPUTO ERIN & JASON/
4693 JEWEL DRIVE
HILLIARD, FL 32046**

23-2N-23-0000-0010-0010

[illegible]