

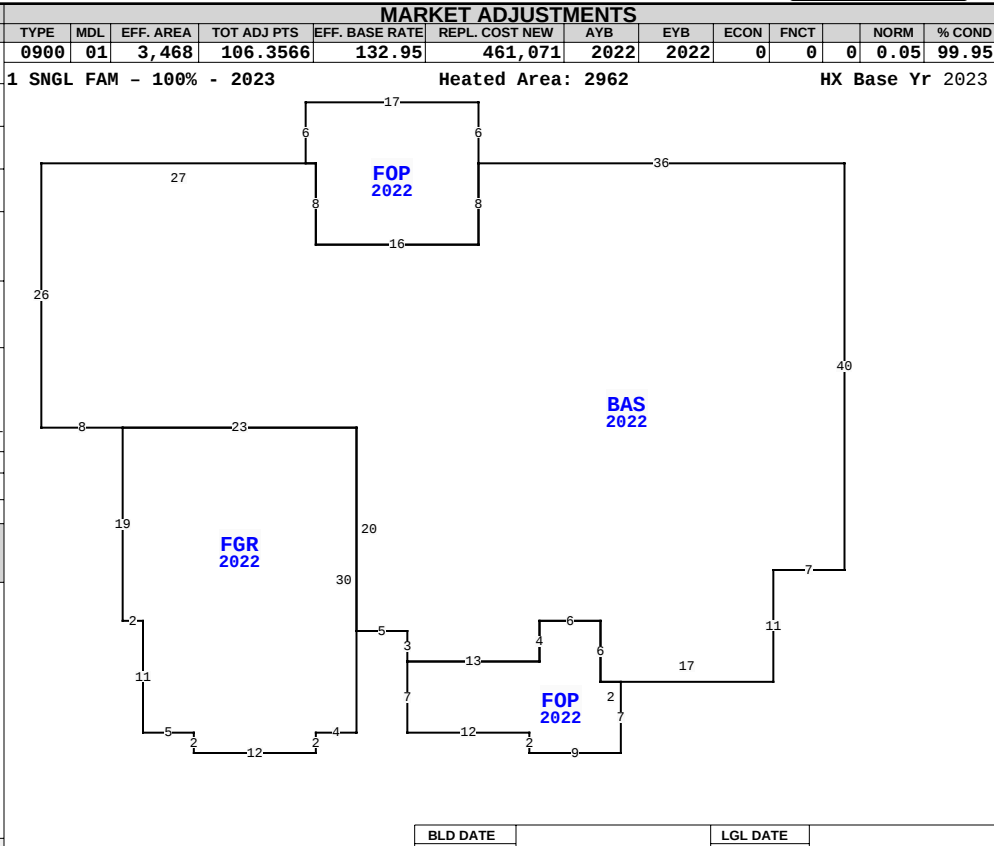


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,962	100	2,962	393,601
FGR	692	55	381	50,629
FOP	185	30	56	7,441
FOP	230	30	69	9,169
TOTALS	4,069		3,468	460,840

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,258.00	SF	4.00	4.00	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1										4	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						460,840					
TOTAL MARKET OB/XF VALUE						11,457					
TOTAL LAND VALUE - MARKET						60,000					
TOTAL MARKET VALUE						532,297					
SOH/AGL Deduction						144,534					
ASSESSED VALUE						387,763					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						337,763					
TOTAL JUST VALUE						532,297					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						510,338					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014489		40,446	11/09/2023
230013971	13X30 POOL	100,000	10/30/2023
22016509	C0 ISSUED	0	11/03/2022
22005511	NEW CONSTR	490,327	04/08/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2609/0556	12/09/2022	SW	Q	I	01	644,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: VAUGHN BOBBY & DIAN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W36 FOP=[YR=2022] N6 W17 S6 E1 S8 E16 N8\$ S8 W16 N8 W27 S26 E8 FGR=[YR=2022] S19 E2 S11 E5 S2 E12 N2 E4 N30 W23\$ E23 S20 E5 S3 FOP=[YR=2022] S7 E12 S2 E9 N7 W2 N6 W6 S4 W13\$ E13 N4 E6 S6 E17 N11 E7 N40\$.											