

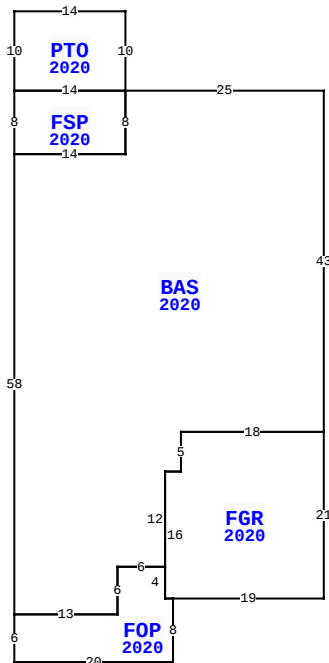


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	294,767
FGR	410	55	226	33,713
FOP	158	30	47	7,011
FSP	112	40	45	6,713
PTO	140	5	7	1,044
TOTALS	2,796		2,301	343,248

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,301	120.5400	150.68	346,715	2020	2020	0	0
1 SNGL FAM - 100% - 2021									
Heated Area: 1976									
HX Base Yr 2021									



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	343,248		
TOTAL MARKET OB/XF VALUE	9,977		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	428,225		
SOH/AGL Deduction	237,620		
ASSESSED VALUE	190,605		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	135,605		
TOTAL JUST VALUE	428,225		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	412,769		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001591	CO ISSUED	0	02/21/2020
19009970	SCRN ENCL	4,000	12/09/2019
19005406	NEW CONSTR	270,301	06/25/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2652/1587	7/05/2023	LE U	I	11	
GRANTOR: SCRUGGS DENNIS C III					
GRANTEE: SCRUGGS STEPHEN R					
2343/1008	3/03/2020	SW Q	I	02	308,500
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: SCRUGGS DENNIS C II					

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
1	0855	CONC PAVER	0	100	0	785.00	SF	10.00	10.00	100	2020	2020	3	99
2	0911	SCRN RM A	0	100	0	140.00	SF	17.50	17.50	100	2020	2020	3	90

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W25 PTO=[YR=2020] N10 W14 S10 E14\$ FSP=[YR=2020] W14 S8 E14 N8 \$ S8 W14 S58 FOP=[YR=2020] S6 E20 N8 FGR=[YR=2020] E19 N21 W18 S5 W2 S16 E1\$ W1 N4 W6 S6 W13\$ E13 N6 E6 N12 E2 N5 E18 N43\$.	

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
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00