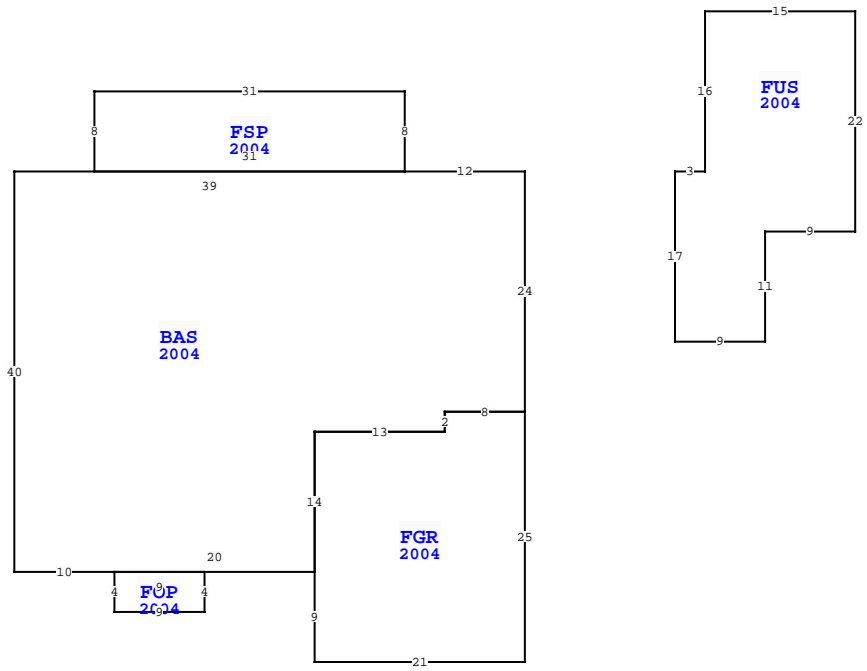


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,730	100	1,730
FGR	499	55	274
FOP	36	30	11
FSP	248	40	99
FUS	447	100	447
TOTALS	2,960		2,561
			320,284

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,561	109.3440	136.68	350,037	2004	2006	0	0	8.50	91.50
1 SINGL FAM - 100% - 2019 Heated Area: 2177 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			320,284
TOTAL MARKET OB/XF VALUE			80,973
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			476,257
SOH/AGL Deduction			162,168
ASSESSED VALUE			314,089
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			264,089
TOTAL JUST VALUE			476,257
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			453,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110561	REPAIR/RRF	28,864	09/01/2021
B204000	SCRN ENCLSR	28,786	05/27/2020
B2000256	SWIM POOL	58,149	03/12/2020
E0413990	ELEC OTHER	2,000	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2215/1296	7/30/2018	SW	Q	I	01	281,000
GRANTOR: 33243 SUNNY PARKE CIR						
GRANTEE: ROWLAND MARSHALL &						
2191/0849	4/23/2018	CT	U	I	18	214,000
GRANTOR: CLERK OF COURT						
GRANTEE: 33243 SUNNY PARKE C						

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	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0811	CONCRETE B	0	100	0	639.00	SF	5.20	5.20	100	2004	2004	3	84	2,791	
3	0911	SCRN RM A	0	100	0	1,078.00	SF	17.50	17.50	100	2020	2020	3	90	16,979	
4	0861	POOL GUNIT	0	100	0	420.00	SF	85.00	85.00	100	2020	2020	3	93	33,201	
5	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	90	1,800	
6	0855	CONC PAVER	0	100	0	658.00	SF	10.00	10.00	100	2020	2020	3	99	6,514	
7	0855	CONC PAVER	0	100	0	680.00	SF	10.00	10.00	100	2020	2020	3	99	6,732	
8	0462	ST/AL FNC	0	100	250	1,000.00	SF	10.00	10.00	100	2020	2020	3	93	9,300	
9	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	
TOTAL OB/XF															80,973	

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							