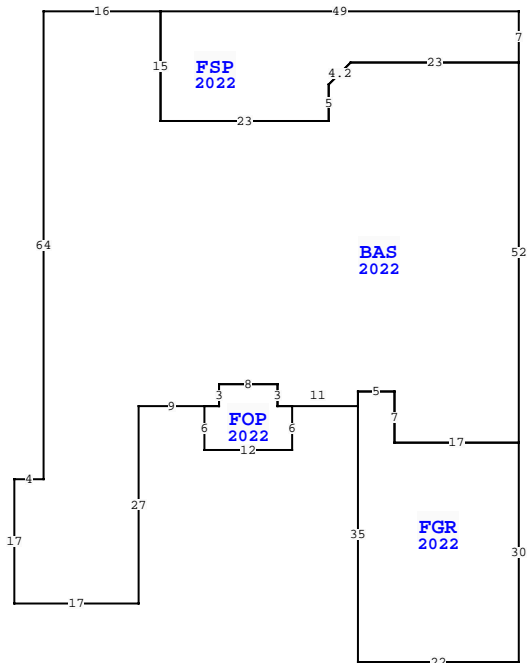


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,449	100	3,449
FGR	695	55	382
FOP	96	30	29
FSP	532	40	213
TOTALS	4,772		4,073
			793,506

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST - 100%	- 2024									
Heated Area: 3449						HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		793,506	
TOTAL MARKET OB/XF VALUE		19,464	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		977,970	
SOH/AGL Deduction		0	
ASSESSED VALUE		977,970	
TOTAL EXEMPTION VALUE	13	977,970	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		977,970	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		892,169	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111155	NEW CONSTR	506,696	08/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1761	7/07/2022	SW	Q	I	02	1,007,600

GRANTOR: FF FLORIDA RESIDENTIA
GRANTEE: FEENSTRA ALAN DANIE
2457/1112 4/28/2021 SW U V 30 3,800,000
GRANTOR: AMELIA NATIONAL ENTER
GRANTEE: FF FLORIDA RESIDENT

BUILDING DIMENSIONS
FSP=[YR=2022] W49 BAS=[YR=2022] W16 S64 W4 S17 E17 N27 E9
FOP=[YR=2022] S6 E12 N6 W2 N3 W8 S3 W2\$ E2 N3 E8 S3 E11
FGR=[YR=2022] S35 E22 N30 W17 N7 W5 S2\$ N2 E5 S7 E17 N52 W23
D3 L3 S5 W23 N15\$ S15 E23 N5 U3 R3 E23 N7\$.

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	0855	CONC PAVER	0	100	0	1,323.00	UT	10.00	10.00	100	2022	2022	3	100	13,230	
2	0462	ST/AL FNC	0	100	0	432.00	SF	10.00	10.00	100	2022	2022	3	98	4,234	
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

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	DPHT 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	165,000.00	165,000.00	165,000							