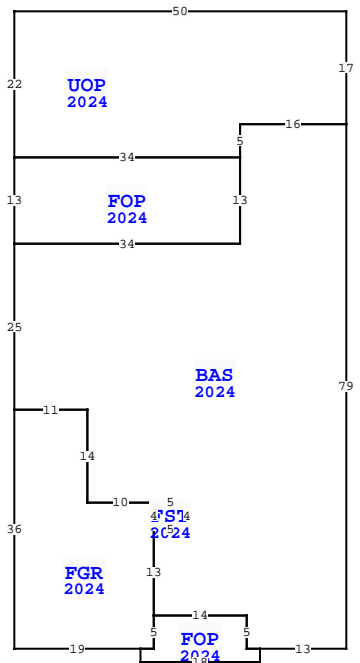


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	2,632	100	2,632
FGR	616	55	339
FOP	106	30	32
FOP	442	30	133
FST	20	55	11
UOP	1,020	20	204
TOTALS	4,836		3,351

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 0%	- 2024								
				Heated Area: 2632							
					HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			672,445
TOTAL MARKET OB/XF VALUE			49,570
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			887,015
SOH/AGL Deduction			0
ASSESSED VALUE			887,015
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			887,015
TOTAL JUST VALUE			887,015
NCON VALUE			722,015
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			13,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001408	CO		10/18/2023
B23008061	POOL		06/23/2023
B23001408	HTD 2568		02/01/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/584	5/10/2023	SW	U	V	30	7,893,600

GRANTOR: AMELIA NATIONAL ENTER  
 GRANTEE: FF FLORIDA RESIDENT

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=2024;ORIG=80,10] W16 S5 S13 W34 S25 E11 S14 E10 E5 S4 W5 S13 E14 S5 E2 E13 N79 \$</p> <p>FOP=[YR=2024;ORIG=30,15] E34 S13 W34 N13 \$</p> <p>UOP=[YR=2024;ORIG=30,-7] E50 S17 W16 S5 W34 N22 \$</p> <p>FST=[YR=2024;ORIG=51,67] E5 S4 W5 N4 \$</p> <p>FGR=[YR=2024;ORIG=30,53] E11 S14 E10 S4 S13 S5 W2 W19 N36 \$</p> <p>FOP=[YR=2024;ORIG=51,84] E14 S5 E2 S2 W18 N2 E2 N5 \$</p>	

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	0503	FP-SUPERIO	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	2024	2023		100	15,000	
2	0861	POOL GUNIT	0	0	0	0	134.00	SF	85.00	85.00	100	2024	2023		100	11,390	
3	1076	TRELLIS A	0	0	0	0	168.00	SF	7.50	7.50	100	2024	2023		100	1,260	
4	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
5	0855	CONC PAVER	0	0	0	0	660.00	SF	10.00	10.00	100	2024	2023		100	6,600	
6	0462	ST/AL FNC	0	0	0	0	1,032.00	SF	10.00	10.00	100	2024	2023		100	10,320	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							