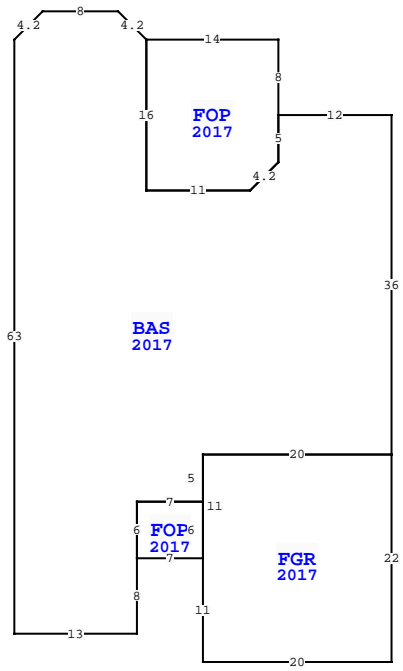




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	04
NEIGHBORHOOD/LOC	4145.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,760	100	1,760
FGR	440	55	242
FOP	42	30	13
FOP	220	30	66
TOTALS	2,462		2,081
			229,092

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,081	118.8495	112.91	234,966	2017	2017	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2020 Heated Area: 1760 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			229,092
TOTAL MARKET OB/XF VALUE			7,332
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			311,424
SOH/AGL Deduction			89,456
ASSESSED VALUE			221,968
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			171,968
TOTAL JUST VALUE			311,424
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702332	CO ISSUED	0	09/01/2017
B1702332	NEW CONSTR	225,660	03/22/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/0954	5/10/2020	QC	U	I	11	100
GRANTOR: GILL ALEXIS N F/K/A A						
GRANTEE: GILL CALEB J & ALEX						
2145/0105	8/31/2017	WD	Q	I	01	236,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PERA ALEXIS N						

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	0811	CONCRETE B	0	100	0	456.00	SF	5.20	5.20	100	2017	2017	3	97	2,300	
2	0810	CONCRETE A	0	100	0	54.00	SF	6.50	6.50	100	2017	2017	3	97	340	
3	0476	VF 6 SBPL	0	100	0	150.00	LF	32.00	32.00	100	2017	2017	3	92	4,416	
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	

BLD DATE		03/30/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2017] W12 FOP=[YR=2017] N8 W14 S16 E11 U3 R3 N5\$ S5 D3 L3 W11 N16 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11E20 N22 W20 S11\$ N6 W7 S6\$ N6 E7 N5 E20 N36\$.	

LAND DESCRIPTION												TOTAL OB/XF												7,332
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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							