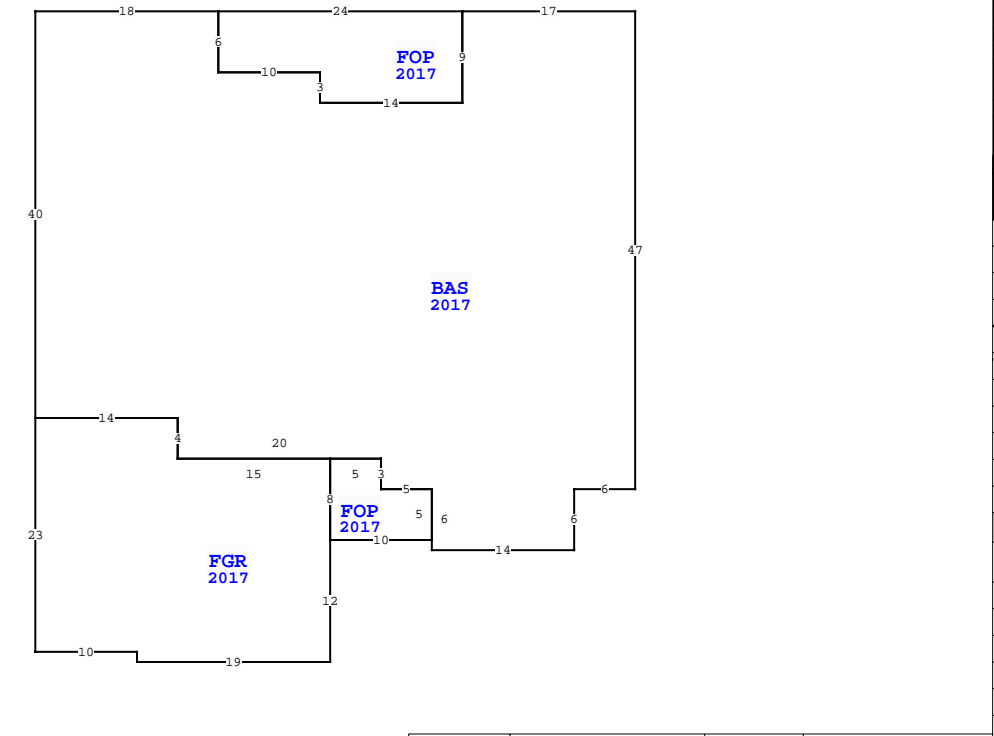




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,933	117.2556	146.57	429,890	2017	2017	0	0	2.50	97.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			419,143
TOTAL MARKET OB/XF VALUE			95,060
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			599,203
SOH/AGL Deduction			262,641
ASSESSED VALUE			336,562
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			286,562
TOTAL JUST VALUE			599,203
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			582,585



Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4069.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,513	100	2,513	359,122
FGR	626	55	344	49,160
FOP	65	30	20	2,858
FOP	186	30	56	8,003
TOTALS	3,390		2,933	419,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B202551	SCRN ENCLSR	43,470	04/06/2020
B1704253	SWIM POOL	35,000	07/01/2017
B1632523	NEW CONSTR	316,311	06/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2330/1097	1/03/2020	WD Q	Q	I	01	417,600
GRANTOR: REAVES LEWIS C & MARA						
GRANTEE: CARTER TODD & VANES						
2104/0580	2/28/2017	SW Q	Q	I	01	343,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: REAVES LEWIS C & MA						

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	0855	CONC PAVER	0 100	0	0	1,148.00	SF	10.00	10.00	100	2017	2017	3	97	11,136	
2	0855	CONC PAVER	0 100	0	0	72.00	SF	10.00	10.00	100	2017	2017	3	97	698	
3	0861	POOL GUNIT	0 100	0	0	420.00	SF	85.00	85.00	100	2017	2017	3	84	29,988	
4	0855	CONC PAVER	0 100	0	0	660.00	SF	10.00	10.00	100	2017	2017	3	97	6,402	
5	0476	VF 6 SBPL	0 100	0	0	132.00	LF	32.00	32.00	100	2017	2017	3	92	3,886	
6	0462	ST/AL FNC	0 100	0	0	336.00	SF	10.00	10.00	100	2017	2017	3	84	2,822	
7	0911	SCRN RM A	0 100	60	30	1,800.00	SF	17.50	17.50	100	2020	2020	3	90	28,350	
8	0855	CONC PAVER	0 100	0	0	720.00	SF	10.00	10.00	100	2020	2020	3	99	7,128	
9	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	93	4,650	

TOTAL OB/XF												95,060												
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

BUILDING NOTES											
BAS=[YR=2017] W17 FOP=[YR=2017] W24 S6 E10 S3 E14 N9\$ S9 W14 N3 W10 N6 W18 S40 FGR=[YR=2017] S23 E10 S1 E19 N12 FOP=[YR=2017] E10 N5 W5 N3 W5 S8 \$ N8 W15 N4 W14\$ E14 S4 E20 S3 E5 S6 E14 N6 E6 N47\$.											

LAND DESCRIPTION												TOTAL OB/XF					95,060							
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							