



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4069.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,676	100	2,676	371,762
FGR	613	55	337	46,817
FOP	96	30	29	4,029
FSP	245	40	98	13,615

TOTALS	3,630		3,140	436,223
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	22	3	66.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	1,144.00	SF	10.00	10.00	100	2019
3	0911	SCRN RM A	0 100	41	25	1,025.00	SF	17.50	17.50	100	2019
4	0861	POOL GUNIT	0 100	0	0	392.00	SF	85.00	85.00	100	2019
5	0855	CONC PAVER	0 100	0	0	633.00	SF	10.00	10.00	100	2019
6	0855	CONC PAVER	0 100	0	0	283.00	SF	10.00	10.00	100	2019
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

REVIEW DATE	01/07/2019	BY	DJ
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MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0900	01	3,140	112.8288	141.04	442,866	2019	2019	0	0	0	1.50 98.50												
1 SNGL FAM - 100% - 2023 Heated Area: 2676 HX Base Yr 2023																							
The site map shows a property boundary with several internal divisions. The areas are labeled as follows: FSP 2019: A small rectangular area in the top left. BAS 2019: A large rectangular area in the center. FGR 2019: A rectangular area in the bottom right. FOP 2019: A small rectangular area in the bottom left. Dimensions for various segments are provided: - Top boundary: 15, 25, 19 - Left boundary: 63 - Right boundary: 41, 20 - Bottom boundary: 14, 19, 10 - Internal divisions: 12, 14, 11, 5, 7, 2, 22, 15, 21, 16, 6, 3, 2, 6, 16, 19																							
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																					
XF DATE		LAND DATE																					
INC DATE		AG DATE																					

TOTAL OB/XF											
67,968											

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67,968											

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		436,223	
TOTAL MARKET OB/XF VALUE		67,968	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		589,191	
SOH/AGL Deduction		577	
ASSESSED VALUE		588,614	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		533,614	
TOTAL JUST VALUE		589,191	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		571,470	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905753	SWIM POOL	30,000	09/01/2019
B1906044	SCRN ENCLSURE	9,000	07/01/2019
C1803830	CO ISSUED	0	03/15/2019
B1803830	NEW CONSTR	356,086	04/16/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2262/0803	3/18/2019	SW	Q	I	01
GRANTOR: D R HORTON INC JACKSO					
GRANTEE: AUFFURTH JASON M &					
2145/0965	9/07/2017	SW	U	V	37
GRANTOR: AMELIA RIVER-JACKSONV					
GRANTEE: D R HORTON INC JACK					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2019] W19 FSP=[YR=2019] W25 S12 E14 N5 E11 N7\$ S7 W11 S5 W14 N12 W15 S63 E14 N3 FOP=[YR=2019] E16 FGR=[YR=2019] S2 E19 N1 E10 N20 W22 N2 W7 S21\$ N6 W16 S6\$ N6 E16 N15 E7 S2 E22 N41\$.											