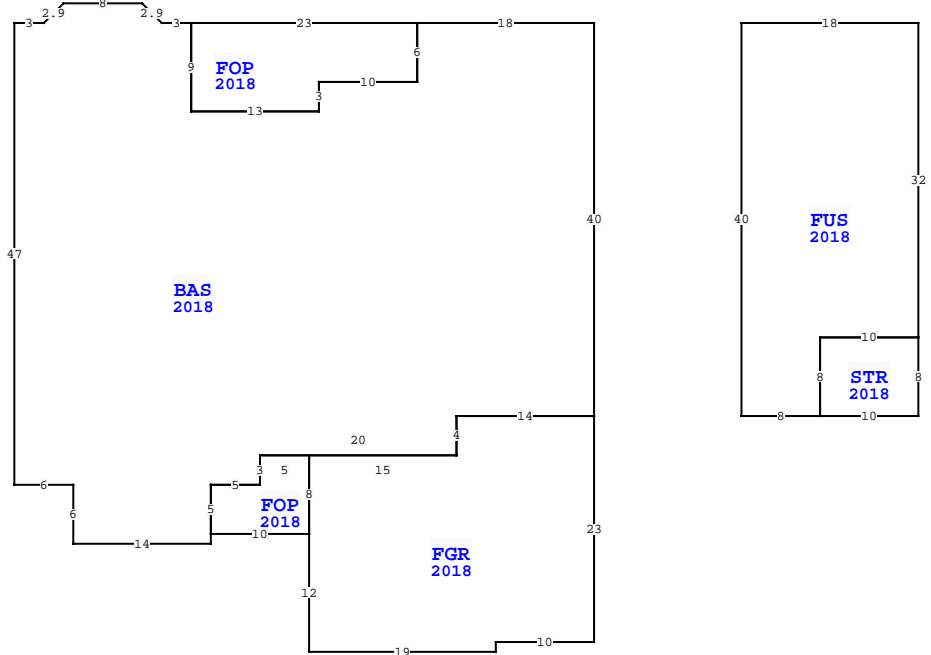


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 60	
Interior Floor	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		4 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4069.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,542	100	2,542
FGR	626	55	344
FOP	65	30	20
FOP	177	30	53
FUS	640	100	640
STR	80	10	8
TOTALS	4,130		3,607

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,607	111.3210	139.15	501,914	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 100% - 2019											
Heated Area: 3182											
HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		491,876	
TOTAL MARKET OB/XF VALUE		18,237	
TOTAL LAND VALUE - MARKET		93,500	
TOTAL MARKET VALUE		603,613	
SOH/AGL Deduction		225,848	
ASSESSED VALUE		377,765	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		327,765	
TOTAL JUST VALUE		603,613	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		581,715	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705432	CO ISSUED	0	04/12/2018
B1705432	NEW CONSTR	393,898	06/19/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/0419	4/13/2018	SW	Q	I	02	421,400
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: HEMPSTEAD DALLAS &						
2086/1557	11/29/2016	SW	U	V	37	502,300
GRANTOR: AMELIA RIVER-JACKSONV						
GRANTEE: D R HORTON INC JACK						

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	1,148.00	SF	7.00	7.00	100	2018	2018	3	97	7,795	
2	0855	CONC PAVER	0	100	0	69.00	SF	7.00	7.00	100	2018	2018	3	97	469	
3	0462	ST/AL FNC	0	100	160	640.00	SF	10.00	10.00	100	2018	2018	3	87	5,568	
4	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
5	0855	CONC PAVER	0	100	0	425.00	SF	10.00	10.00	100	2018	2018	3	97	4,123	

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W18 FOP=[YR=2018] W23 S9 E13 N3 E10 N6\$ S6 W10 S3 W13 N9 W3 U2 L2 W8 D2 L2 W3 S47 E6 S6 E14 N1 FOP=[YR=2018] E10 FGR=[YR=2018] S12 E19 N1 E10 N23 W14 S4 W15 S8\$ N8 W5 S3 W5 S5\$ N5 E5 N3 E20 N4 E14 N40\$ PTR=E15 FUS=[YR=2018] E18 S32 STR=[YR=2018] S8 W10 N8 E10\$ W10 S8 W8 N40\$ W15\$.	

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	85,000.00	93,500.00	93,500							