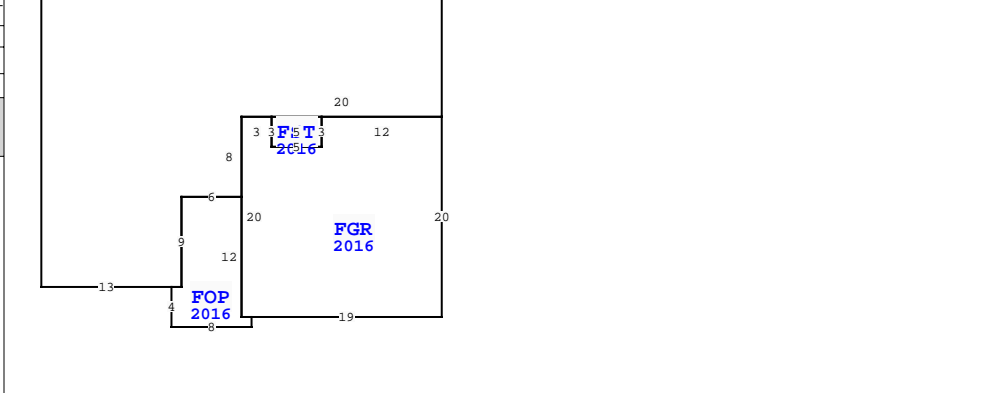


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,103	124.6462	118.41	249,016	2016	2016	0	0	0	3.15	96.85



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			241,172
TOTAL MARKET OB/XF VALUE			3,612
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			319,784
SOH/AGL Deduction			52,273
ASSESSED VALUE			267,511
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			267,511
TOTAL JUST VALUE			319,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,510

Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4035.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,806	100	1,806	207,112
FGR	385	55	212	24,312
FOP	83	30	25	2,867
FOP	160	30	48	5,505
FST	15	55	8	917
PTO	80	5	4	459
TOTALS	2,529		2,103	241,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632534	CO ISSUED	0	10/28/2016
B1632534	NEW CONSTR	226,229	06/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2316/0015	10/28/2019	WD Q	Q	I	01	265,500

GRANTOR: HARVILLE ROBIN D & MI
GRANTEE: CLAPPER LUTHER E &
2106/1555 3/10/2017 WD Q I 01 220,000
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: HARVILLE ROBIN D &

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	0810	CONCRETE A	0	0	9	3			27.00	SF	6.50	6.50	100	2016	2016	3	96	168	
2	0810	CONCRETE A	0	0	0	0			552.00	SF	6.50	6.50	100	2016	2016	3	96	3,444	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/17/2023	MLU

BUILDING NOTES	
<p>BAS=[YR=2016;ORIG=0,0] W8 W16 N10 W16 S61 E13 E1 N9 E6 N8 E20 N34 \$ FGR=[YR=2016;ORIG=-19,54] E19 N20 W12 S3 W5 N3 W3 S20 E1 \$ POP=[YR=2016;ORIG=-8,0] N10 W16 S10 E16 \$ FOP=[YR=2016;ORIG=-27,51] S4 E8 N1 W1 N12 W6 S9 W1 \$ FST=[YR=2016;ORIG=-12,34] W5 S3 E5 N3 \$ PTO=[YR=2021;ORIG=-8,-10] E8 S10 W8 N10 \$</p>	

LAND DESCRIPTION																								
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	75,000.00	75,000.00	75,000							