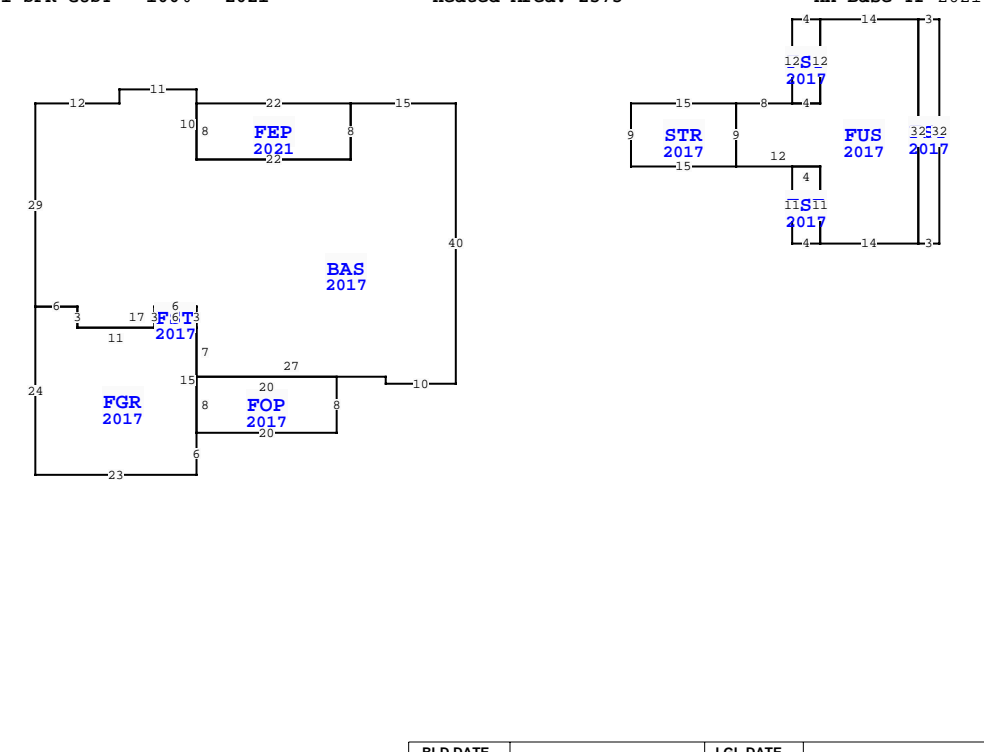


| BUILDING CHARACTERISTICS | | |
|--------------------------|-----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | 4 | 100 |
| Bathrooms | 3 | 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | |
| 0500 | 01 | 3,174 | 121.5412 | 182.31 | 578,652 | 2017 | 2017 | 0 | 0 | 2.50 | 97.50 | |



| NASSAU COUNTY PROPERTY | | | |
|---------------------------|--|--------------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 564,186 | |
| TOTAL MARKET OB/XF VALUE | | 17,729 | |
| TOTAL LAND VALUE - MARKET | | 100,000 | |
| TOTAL MARKET VALUE | | 681,915 | |
| SOH/AGL Deduction | | 218,986 | |
| ASSESSED VALUE | | 462,929 | |
| TOTAL EXEMPTION VALUE | | HX HB 50,000 | |
| BASE TAXABLE VALUE | | 412,929 | |
| TOTAL JUST VALUE | | 681,915 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 666,723 | |

| Quality | 05 | Quality Level 05 | | |
|------------------|------------------|------------------|--------------|----------------------|
| DOR CODE | 0100 | SINGLE FAMILY | | |
| MAP NUM | | MKT AREA 04 | | |
| NEIGHBORHOOD/LOC | 4034.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,017 | 100 | 2,017 | 358,526 |
| FEP | 176 | 80 | 141 | 25,063 |
| FGR | 519 | 55 | 285 | 50,659 |
| FOP | 160 | 30 | 48 | 8,532 |
| FST | 18 | 55 | 10 | 1,777 |
| FST | 44 | 55 | 24 | 4,266 |
| FST | 48 | 55 | 26 | 4,622 |
| FST | 96 | 55 | 53 | 9,420 |
| FUS | 556 | 100 | 556 | 98,830 |
| STR | 135 | 10 | 14 | 2,488 |
| TOTALS | 3,769 | | 3,174 | 564,186 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|-------------|-------------------|---------|------------|
| B240004331 | ADD 61X23 POOL SC | 11,000 | 04/16/2024 |
| SP240004152 | NEW IN-GROUND SWI | 112,638 | 04/11/2024 |
| R2103319 | GLASS WALLS | 16,227 | 03/18/2021 |
| B1633453 | CO ISSUED | 0 | 07/12/2017 |
| B1633453 | NEW CONSTR | 312,131 | 11/01/2016 |

| SALES DATA | | | | | | |
|---|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2401/1959 | 10/16/2020 | WD | Q | I | 01 | 484,300 |
| GRANTOR: ECHOLS NORMAN T JR & GRANTEE: ERVIN TRACY S | | | | | | |
| 2185/1275 | 3/23/2018 | WD | Q | I | 01 | 435,000 |
| GRANTOR: TREVETT BUILDING SYST GRANTEE: ECHOLS NORMAN T JR | | | | | | |

| 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 | 26 | 3 | 78.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 757 | |
| 2 | 0855 | CONC PAVER | 0 100 | 25 | 20 | 500.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 4,850 | |
| 3 | 0855 | CONC PAVER | 0 100 | 0 | 0 | 540.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 5,346 | |
| 4 | 1134 | LANDSCP BL | 0 100 | 18 | 2 | 36.00 | SF | 3.00 | 3.00 | 100 | 2021 | 2021 | 3 | 100 | 108 | |
| 5 | 0462 | ST/AL FNC | 0 100 | 160 | 4 | 640.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 95 | 6,080 | |
| 6 | 0463 | FENCE GATE | 0 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2021 | 2021 | 3 | 98 | 588 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000136 | C | SFR INT | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 100,000 | | | | | | | |

| TOTAL OB/XF | | | | | | | | | | | | | 17,729 | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|--|--|--|--|--|--|--|--|--|--|--|
| REVIEW DATE 01/05/2022 BY TW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | |