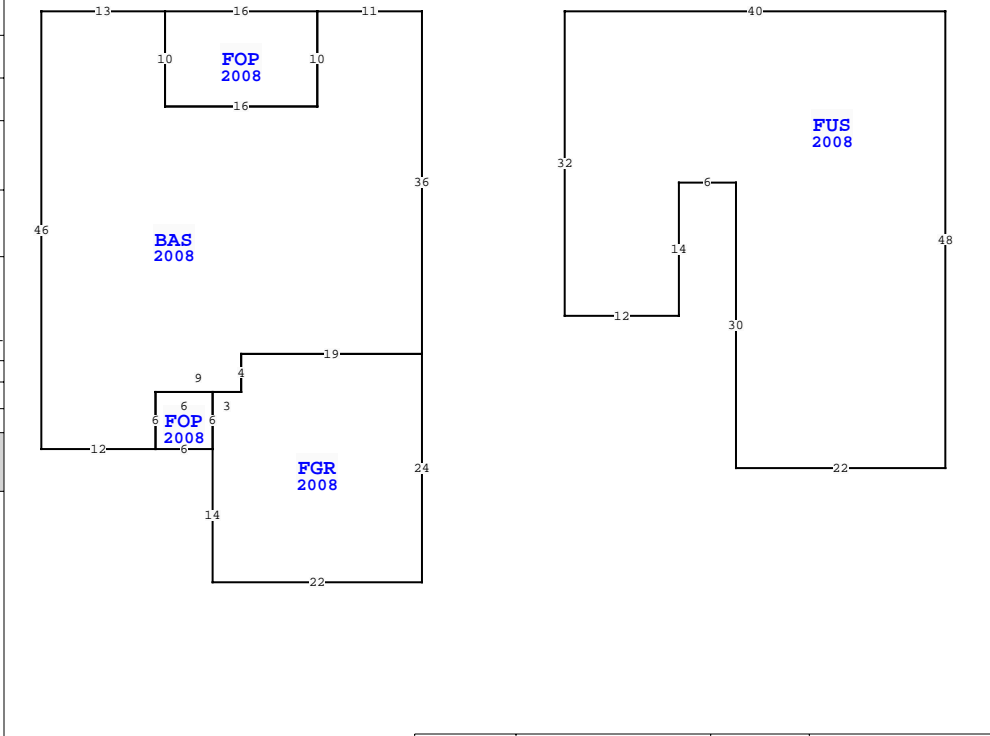


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 50
Exterior Wall	16 WD FR STUC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	3,327	118.9192	112.97	375,851	2008	2008	0	0	0	7.25 92.75



Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4071.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100	1,436	150,464
FGR	516	55	284	29,757
FOP	36	30	11	1,153
FOP	160	30	48	5,030
FUS	1,548	100	1,548	162,199
TOTALS	3,696		3,327	348,602

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	100	0	0			6.50	100	2008	2008	3	89	2,661	
2	0810	CONCRETE A	0	100	24	3			6.50	100	2008	2008	3	89	417	

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			348,602
TOTAL MARKET OB/XF VALUE			3,078
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			401,680
SOH/AGL Deduction			131,630
ASSESSED VALUE			270,050
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			220,050
TOTAL JUST VALUE			401,680
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			371,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21603	CO ISSUED	241,098	11/06/2008
M14064	MECH OTHER	0	08/01/2008
B21603	NEW CONSTR	241,098	07/01/2008
E21035	ELEC OTHER	1,800	07/01/2008
R11373	REPAIR/RRF	0	07/01/2008
P13311	OTHER	0	07/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/0958	12/30/2022	QC	U	I	11	100

GRANTOR: RUTLEDGE MELISSA F/K/
GRANTEE: ROMAN DANNY
1593/1989 11/20/2008 WD Q I 250,900
GRANTOR: MAGNOLIA HOMES INC
GRANTEE: ROMAN DANNY & MELIS

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2008] W11 FOP=[YR=2008] W16 S10 E16 N10\$ S10 W16 N10 W13 S46 E12 FOP=[YR=2008] E6 FGR=[YR=2008] S14 E22 N24 W19 S4 W3 S6\$ N6 W6 S6 \$ N6 E9 N4 E19 N36\$ PTR=E15 FUS=[YR=2008] E40 S48 W22 N30 W6 S14 W12 N32\$ W15\$.

LAND DESCRIPTION	TOTAL OB/XF	3,078																						
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							