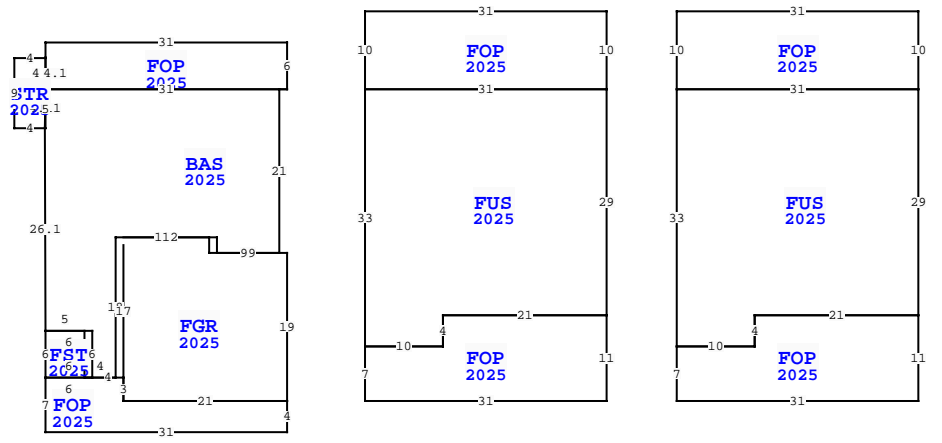


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	02 SHED 100
Roof Cover	13 STAND SEAM 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	3. 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	
1	SFR CUST	- 0%	- 2025									



Quality	05 Quality Level 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA	03			
NEIGHBORHOOD/LOC	3038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	724	100	2025	724	170,748
FGR	388	55	2025	213	50,234
FOP	154	30	2025	46	10,849
FOP	186	30	2025	56	13,207
FOP	301	30	2025	90	21,226
FOP	301	30	2025	90	21,226
FOP	310	30	2025	93	21,933
FOP	310	30	2025	93	21,933
FST	36	55	2025	20	4,717
FUS	939	100	2025	939	221,454
TOTALS	4,624			3,307	779,923

** This building has 12 Sub-Areas

BLD DATE	LGL DATE	04/15/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0	0	735.00	SF	6.50	6.50	100	2025	2024		100	4,778	
2	0409	ELEVATOR R	0	0	0	0	1.00	UT	12,750.00	12,750.00	100	2025	2024		100	12,750	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000								

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8		Tax Dist:		
BUILDING MARKET VALUE		779,923		
TOTAL MARKET OB/XF VALUE		17,528		
TOTAL LAND VALUE - MARKET		450,000		
TOTAL MARKET VALUE		1,247,451		
SOH/AGL Deduction		50,700		
ASSESSED VALUE		1,196,751		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		1,196,751		
TOTAL JUST VALUE		1,247,451		
NCON VALUE		797,451		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		450,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005149	NEW SFR T-5782, H	488,782	04/30/2024
22009799	NEW CONSTR	488,782	06/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2493/1967	9/03/2021	WD Q	Q	V	01	435,000
GRANTOR: MCKENZIE CARLTON SR &						
GRANTEE: JLJT ENTERPRISES LL						
1833/0699	12/19/2012	WD U	U	V	12	59,900
GRANTOR: SUNTRUST BANK						
GRANTEE: MCKENZIE CARLTON A						

BUILDING NOTES												
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BUILDING DIMENSIONS												
FUS=[YR=2025;ORIG=-40,-5] E31 S29 W21 S4 W10 N33 \$												
FUS=[YR=2025;ORIG=0,-5] E31 S29 W21 S4 W10 N33 \$												
BAS=[YR=2025;ORIG=-50,-5] W31 D4.11L0.1 D26.1R0.1 E5 S6 E4 N18 E12 S2 E9 N21 \$												
FGR=[YR=2025;ORIG=-71,14] E12 S2 E9 S19 W21 N3 N17 \$												
FOP=[YR=2025;ORIG=-40,-15] E31 S10 W31 N10 \$												
FOP=[YR=2025;ORIG=0,-15] E31 S10 W31 N10 \$												
FOP=[YR=2025;ORIG=-40,28] E10 N4 E21 S11 W31 N7 \$												
FOP=[YR=2025;ORIG=0,28] E10 N4 E21 S11 W31 N7 \$												
FOP=[YR=2025;ORIG=-81,-11] E31 S6 W31 N4.1 N1.11 \$												
FOP=[YR=2025;ORIG=-81,32] E6 E4 S3 E21 S4 W31 N7 \$												
FST=[YR=2025;ORIG=-81,26] E6 S6 W6 N6 \$												