



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 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       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |
| MAP NUM  |      | MKT AREA 03      |

| NEIGHBORHOOD/LOC 3030.00 |                  |             |      |              |                      |
|--------------------------|------------------|-------------|------|--------------|----------------------|
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,187            | 100         | 2000 | 2,187        | 307,391              |
| FGR                      | 483              | 55          | 2000 | 266          | 37,388               |
| FOP                      | 57               | 30          | 2000 | 17           | 2,389                |
| FSP                      | 144              | 40          | 2015 | 58           | 8,152                |
| TOTALS                   | 2,871            |             |      | 2,528        | 355,319              |

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |       |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 954.00   | SF | 10.00    | 10.00          |       |
| 4              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 1,099.00 | SF | 10.00    | 10.00          |       |
| 5              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 660.00   | SF | 10.00    | 10.00          |       |
| 6              | 0912       | SCRN RM G   | 0   | 100 | 0 | 0 | 1,144.00 | SF | 20.00    | 20.00          |       |
| 7              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 406.00   | SF | 85.00    | 85.00          |       |
| 8              | 0871       | POOL HTR R  | 0   | 100 | 0 | 0 | 1.00     | UT | 2,000.00 | 2,000.00       |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 000100   | C   | RES                  | 100 | 0003 | PUD      | 0.00  | 0.00  | 1.00        | LT        |        |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0900 | 01  | 2,528     | 120.9984    | 159.72         | 403,772        | 2000 | 2000 | 0    | 0    | 12.00 | 88.00  |

1 SNGL FAM - 100% - 2024

Heated Area: 2187

HX Base Yr 2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/12/2024 MLU

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 89,425      |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 8              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 355,319   |             |
| TOTAL MARKET OB/XF VALUE  |  | 89,425    |             |
| TOTAL LAND VALUE - MARKET |  | 300,000   |             |
| TOTAL MARKET VALUE        |  | 744,744   |             |
| SOH/AGL Deduction         |  | 0         |             |
| ASSESSED VALUE            |  | 744,744   |             |
| TOTAL EXEMPTION VALUE     |  | 50,722    |             |
| BASE TAXABLE VALUE        |  | 694,022   |             |
| TOTAL JUST VALUE          |  | 744,744   |             |
| NCON VALUE                |  | 82,151    |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 645,739   |             |

| PERMIT NUM  | DESCRIPTION     | AMT     | ISSUED     |
|-------------|-----------------|---------|------------|
| B240001227  | POOL ENC 1170SF | 15,000  | 02/01/2024 |
| SP240000868 | POOL            | 102,125 | 01/23/2024 |
| B007243     | NEW CONSTR      | 104,000 | 06/01/2000 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 2761/775                       | 1/08/2025 | LE        | U     | I     | 11     |
| GRANTOR: ROSEBUSH KEITH FRED J |           |           |       |       |        |
| GRANTEE: ROSEBUSH TYLER KEIT   |           |           |       |       |        |
| 2632/362                       | 4/18/2023 | WD        | Q     | I     | 01     |
| GRANTOR: PARKER SUSAN SANDERS  |           |           |       |       |        |
| GRANTEE: ROSEBUSH KEITH FRED   |           |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                            |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2000;ORIG=0,0] W17 S8 W18 N8 W26 S39 E28 E2 N5 E7 S5 E11 N1 E13 N38 \$ |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2000;ORIG=-61,39] S23 E21 N23 W21 \$                                   |  |  |  |  |  |  |  |  |  |  |  |
| FSP=[YR=2015;ORIG=-35,0] S8 E18 N8 W18 \$                                      |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2000;ORIG=-33,39] S2 E11 N2 W2 N5 W7 S5 W2 \$                          |  |  |  |  |  |  |  |  |  |  |  |