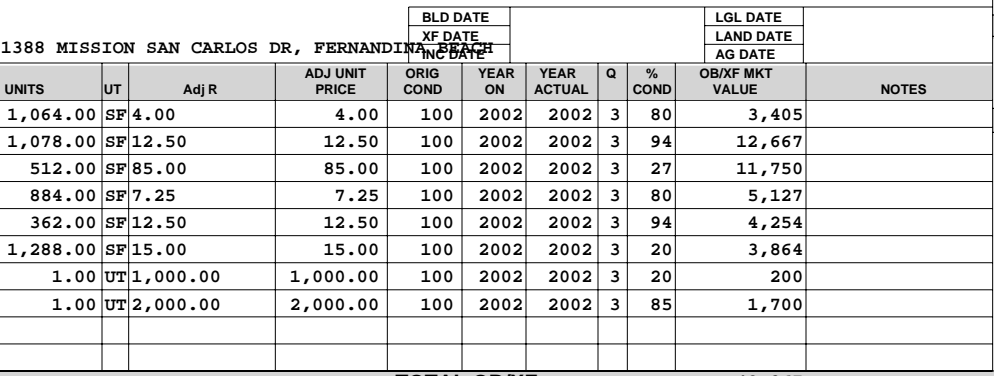


ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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
0500	01	4,856	111.2625	175.79	853,636	2002	2002	0	0	11.00	89.00
1 SFR CUST - 100% - 2018 Heated Area: 4146 HX Base Yr 2018											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			759,736
TOTAL MARKET OB/XF VALUE			42,967
TOTAL LAND VALUE - MARKET			437,500
TOTAL MARKET VALUE			1,240,203
SOH/AGL Deduction			620,676
ASSESSED VALUE			619,527
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			568,805
TOTAL JUST VALUE			1,240,203
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,207,074

Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	3036.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,456	100	2002	2,456	384,249
FGR	552	55	2001	304	47,562
FGR	312	55	2002	172	26,910
FOP	55	30	2002	16	2,504
FOP	488	30	2002	146	22,842
FUS	1,440	100	2002	1,440	225,293
SFB	312	80	2002	250	39,114
UOP	360	20	2002	72	11,265
TOTALS	5,975			4,856	759,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707507	REPAIR/RRF	40,000	08/18/2017
B0109102	XFOB	8,675	12/01/2001
B0108657	NEW CONSTR	450,000	08/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2137/1508	7/17/2017	WD U	I	11	100	
GRANTOR: DUVALL VIRGINIA L						
GRANTEE: WAGNER MICHAEL THOM						
2137/1501	2/16/2016	TD U	I	11	100	
GRANTOR: PAUL F DUVALL TRUST						
GRANTEE: DUVALL VIRGINIA L						

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	0812	CONCRETE C	0	100	0	1,064.00	SF	4.00	4.00	100	2002	2002	3	80	3,405	
2	0825	BRICK	0	100	0	1,078.00	SF	12.50	12.50	100	2002	2002	3	94	12,667	
3	0861	POOL GUNIT	0	100	32	512.00	SF	85.00	85.00	100	2002	2002	3	27	11,750	
4	0845	KOOL DECK	0	100	0	884.00	SF	7.25	7.25	100	2002	2002	3	80	5,127	
5	0825	BRICK	0	100	0	362.00	SF	12.50	12.50	100	2002	2002	3	94	4,254	
6	0910	SCRN RM L	0	100	56	1,288.00	SF	15.00	15.00	100	2002	2002	3	20	3,864	
7	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	200	
8	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700	

BUILDING NOTES									
BLD DATE									
XF DATE									
LGL DATE									
LAND DATE									
AG DATE									

BUILDING DIMENSIONS									
UOP=[YR=2002] W24 S15 FGR=[YR=2002] S11 FOP=[YR=2002] W56 S9 BAS=[YR=2002] S40 E24 N2 E11 FOP=[YR=2002] S5 E11 N5 W11 \$ E21 FGR=[YR=2001] S2 E24 N23 SFB=[YR=2002] N24 W13 S24 E13 \$ W24 S21 \$ N21 E11 N24 W11 S7 W21 N2 W8 S2 W27 \$ E27 N2 E8 S2 E21 N9 \$ S2 E24 N13 W24 \$ E24 N15 \$ PTR= E15 FUS=[YR=2002] E24 S60 W24 N60 \$ W15 \$.									

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	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	RES	100	0003	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	0.75	350,000.00	262,500.00	262,500							
2	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	UT		1.00	1.00	0.50	350,000.00	175,000.00	175,000							