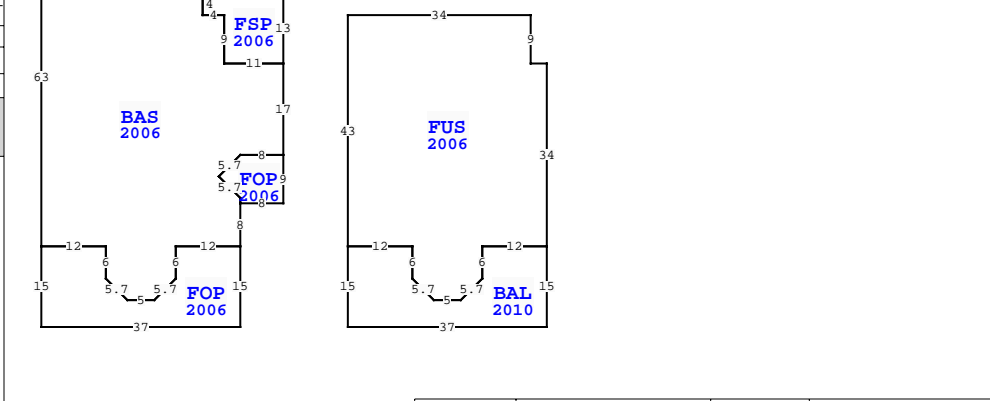


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	12	4,921	208.3866	329.25	1,620,239	2006	2016	0	0	0	3.50	96.50
1 SFR CUST - 100% - 2024 Heated Area: 4076 HX Base Yr 2024												



Quality		06	Quality Level 06		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA	01	
NEIGHBORHOOD/LOC 1057.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	441	15	2010	66	20,970
BAS	2,398	100	2006	2,398	761,908
FGR	1,013	55	2006	557	176,973
FOP	88	30	2006	26	8,261
FOP	441	30	2006	132	41,940
FSP	159	40	2006	64	20,334
FUS	1,678	100	2006	1,678	533,145
TOTALS	6,218			4,921	1,563,531

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,563,531	
TOTAL MARKET OB/XF VALUE		104,295	
TOTAL LAND VALUE - MARKET		532,500	
TOTAL MARKET VALUE		2,200,326	
SOH/AGL Deduction		218,894	
ASSESSED VALUE		1,981,432	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		1,930,710	
TOTAL JUST VALUE		2,200,326	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,052,296	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230078	INGROUND POOL	88,520	02/10/2023
20090963	REPAIR/RRF	3,400	07/22/2009
20060381	GAS	350	02/21/2006
20060371	ELEC OTHER	7,000	02/21/2006
20060262	OTHER	151	02/02/2006
20053190	DEMOLITION	0	12/15/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/1683	11/19/2021	WD	Q	I	01	2,150,000

GRANTOR: WILBANKS REGINALD GAI
 GRANTEE: EZZELL STANLEY & IV
 1725/0568 2/01/2011 WD U I 11 100
 GRANTOR: KEFFER RICHARD W III
 GRANTEE: WILBANKS REGINALD G

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	4,815.00	SF	6.50	6.50	100	2006	2006	3	86	26,916	
2	0819	CONC 12"	0	100	5	25.00	SF	19.00	19.00	100	2006	2006	3	86	409	
3	0819	CONC 12"	0	100	4	24.00	SF	9.50	9.50	100	2006	2006	3	86	196	
4	1131	REINFR 8	0	100	164	656.00	SF	9.45	9.45	100	2006	2006	3	96	5,951	
5	1131	REINFR 8	0	100	24	912.00	SF	6.30	6.30	100	2006	2006	3	96	5,516	
6	0476	VF 6 SBPL	0	100	0	360.00	LF	32.00	32.00	100	2006	2006	3	66	7,603	
7	0861	POOL GUNIT	0	100	0	480.00	SF	85.00	85.00	100	2024	2023		98	39,984	
8	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
9	0855	CONC PAVER	0	100	0	1,578.00	SF	10.00	10.00	100	2024	2023		100	15,780	

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	DPTH 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	0006	R-1	71.00	138.00	71.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	532,500							