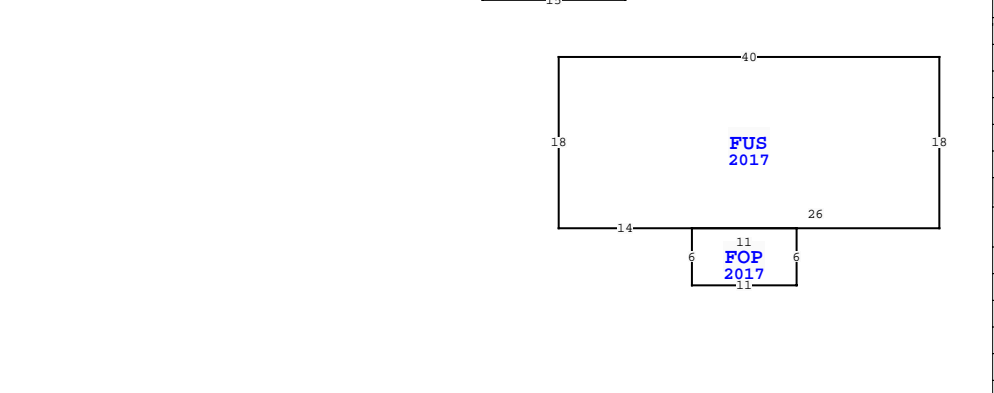


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	11	2,806	155.1053	204.74	574,500	2017	2017	0	0	3.50	96.50	

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		554,392	
TOTAL MARKET OB/XF VALUE		6,982	
TOTAL LAND VALUE - MARKET		262,500	
TOTAL MARKET VALUE		823,874	
SOH/AGL Deduction		191,524	
ASSESSED VALUE		632,350	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		581,628	
TOTAL JUST VALUE		823,874	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		729,011	



Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,621	100
FGR	510	55
FOP	66	30
FOP	242	30
FSP	226	40
FUS	720	100
STR	22	10
TOTALS	3,407	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161266	CO ISSUED	0	02/07/2017
20161266	NEW CONSTR	301,224	05/03/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/0025	2/14/2020	WD Q	Q	I	02	689,000

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
1	0855	CONC PAVER	0	100	0	874.00	SF	7.00	7.00	100	2017	2017
2	0855	CONC PAVER	0	100	0	87.00	SF	7.00	7.00	100	2017	2017
3	0855	CONC PAVER	0	100	0	78.00	SF	7.00	7.00	100	2017	2017

TOTAL OB/XF												
6,982												
BLD DATE		LGL DATE										
XF DATE		LAND DATE	05/06/2025									
INC DATE		AG DATE	MLU									

BUILDING NOTES						
GRANTOR: TOSONI MELINDA M REVO						
GRANTEE: SJOSTROM CALLIE J &						
2244/1933	12/18/2018	WD U	I	11		100
GRANTOR: TOSONI MELINDA M						
GRANTEE: MELINDA TOSONI REVO						

BUILDING DIMENSIONS												
BAS=[YR=2017] W74 FGR=[YR=2017] W21 S23 E21 N3 E3 N9 W3 N11\$ S11 E3 S9 E4 S12 E19 FSP=[YR=2017] S2 E15 N6 STR=[YR=2017] E11 N2 FOP=[YR=2017] E22 N8 W22 S2 W11 S6 E11\$ W11 S2\$ N10 W14 S14 W1\$ E1 N14 E14 S2 E11 N2 E22 N18\$ PTR=S40 FUS=[YR=2017] W40 S18 E14 FOP=[YR=2017] S6 E11 N6 W11\$ E26 N18\$ N40\$.												

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