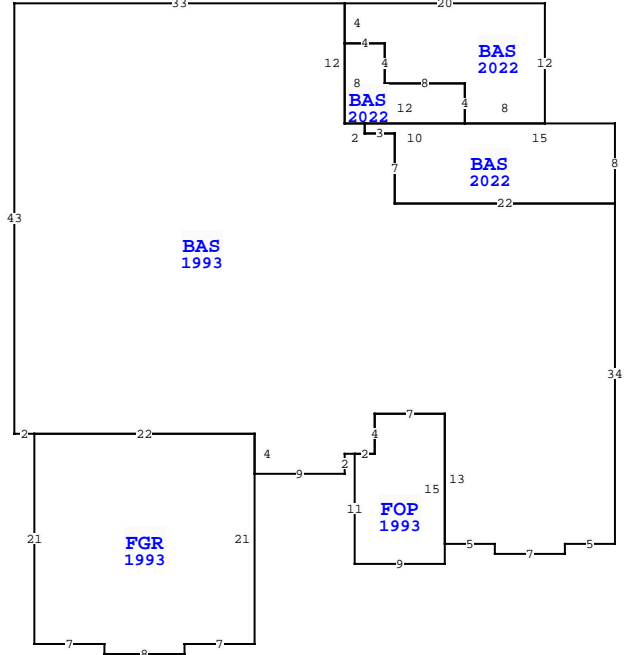


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	12 HARDWOOD 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	3 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	05 Quality Level 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	1072.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,299	100	1993	2,299	309,748
BAS	64	100	2022	64	8,623
BAS	176	100	2022	176	23,713
BAS	179	100	2022	179	24,117
FGR	470	55	1993	258	34,761
FOP	127	30	1993	38	5,119
TOTALS	3,315			3,014	406,081

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	2021								
Heated Area: 2718						HX Base Yr 2021					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE	406,081		
TOTAL MARKET OB/XF VALUE	12,695		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	618,776		
SOH/AGL Deduction	181,902		
ASSESSED VALUE	436,874		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	386,152		
TOTAL JUST VALUE	618,776		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	601,117		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222043	REMODEL	0	04/01/2022
20102072	REPAIR/RRF	6,000	12/06/2010
B032465	REPAIR/RRF	1,000	02/06/2003
B9610209	ADDITION	3,256	12/19/1996
7557	NEW CONSTR	76,714	03/02/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1483	6/27/2024	QC	U	I	11	100
GRANTOR: PENDERGRAST SUMTER & GRANTEE: PENDERGRAST JANET						
2362/1741	5/20/2020	WD	Q	I	02	570,000
GRANTOR: TAYLOR RICHARD D & CA GRANTEE: PENDERGRAST SUMTER						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 BAS=[YR=1993] W33 S43 E2 FGR=[YR=1993] S21 E7 S1 E8 N1 E7 N21 W22 \$ E22 S4 E9 N2E1 FOP=[YR=1993] S11 E9 N15 W7 S4 W2 \$ E2 N4 E7 S13 E5 S1 E7 N1 E5 N34 BAS=[YR=2022] N8 W15 BAS=[YR=2022] N4 W8 N4 W4 S8 E12\$ W10 S1 E3 S7 E22 \$ W22 N7 W3 N1 W2 N12 \$ S4 E4 S4 E8 S4 E8 N12 \$.

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	0855	CONC PAVER	0	100	0	1,376.00	SF	7.00	7.00	100	2012	2012	3	92	8,861	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
3	0855	CONC PAVER	0	100	0	208.00	SF	10.00	10.00	100	2012	2012	3	92	1,914	
4	0940	SHEDS/PORT	0	100	8	80.00	SF	30.00	30.00	100	1993	1993	3	20	480	

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		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							