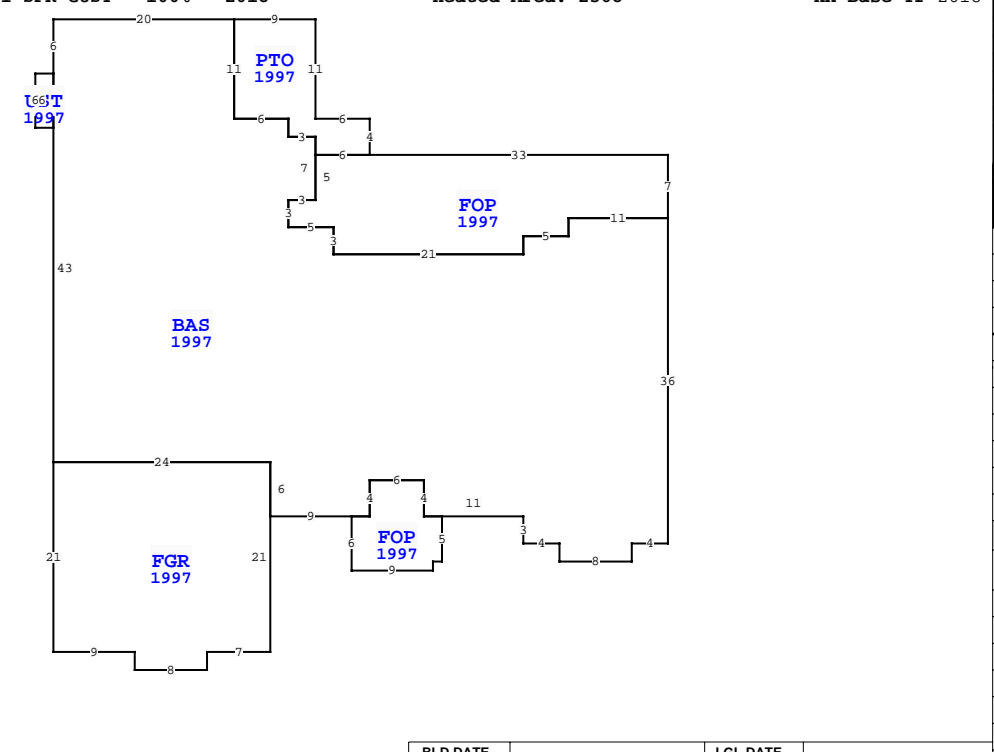


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	08 DECORATIVE 10
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,003	109.5444	173.08	519,759	1997	1997	0	0	13.50	86.50



Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	3019.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,568	100	1997	2,568	384,466
FGR	520	55	1997	286	42,818
FOP	83	30	1997	25	3,743
FOP	378	30	1997	113	16,918
PTO	129	5	1997	6	898
UST	12	45	1997	5	748
TOTALS	3,690			3,003	449,592

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			449,592
TOTAL MARKET OB/XF VALUE			20,456
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			970,048
SOH/AGL Deduction			358,947
ASSESSED VALUE			611,101
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			560,379
TOTAL JUST VALUE			970,048
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			949,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007968	POOL RENO, 855	65,975	06/21/2023
B9703836	SWIM POOL	10,350	04/01/1997
B9703624	NEW CONSTR	100,927	01/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/563	6/22/2023	WD	U	I	11	100

GRANTOR: EATON CHRISTOPHER LLO						
GRANTEE: THE CAKE TRUST						
2122/0883	5/26/2017	DG	U	I	11	100
GRANTOR: LERMAN JEWELL ANN TRU						
GRANTEE: EATON CHRISTOPHER L						

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=1997] W33 PTO=[YR=1997] N4 W6 N11 W9 BAS=[YR=1997] W20 S6 UST=[YR=1997] W2 S6 E2 N6\$ S43 FGR=[YR=1997] S21 E9 S2 E8 N2 E7 N21 W24\$ E24 S6 E9 FOP=[YR=1997] S6 E9 N1 E1 N5 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E11S3 E4 S2 E8 N2 E4 N36 W11 S2 W5 S2 W21 N3 W5 N3 E3 N7 W3 N2 W6 N11\$ S11 E6 S2 E3 S2 E6\$ W6 S5 W3 S3 E5 S3 E21 N2 E5 N2 E11 N7\$.	

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0812	CONCRETE C	0	100	0	1,059.00	SF	4.00	4.00	100	1997	1997	3	72	3,050	
3	0810	CONCRETE A	0	100	0	253.00	SF	6.50	6.50	100	1997	1997	3	72	1,184	
4	0861	POOL GUNIT	0	100	0	285.00	SF	85.00	85.00	100	1997	1997	3	20	4,845	
5	0810	CONCRETE A	0	100	0	36.00	SF	6.50	6.50	100	1997	1997	3	72	168	
6	0462	ST/AL FNC	0	100	0	705.00	SF	10.00	10.00	100	2000	2000	3	27	1,904	
7	0855	CONC PAVER	0	100	0	654.00	SF	10.00	10.00	100	2024	2023		100	6,540	

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							