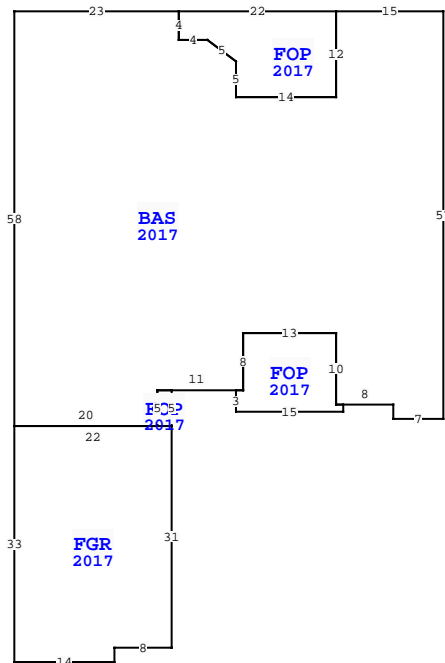


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,014	100	2017
FGR	710	55	2017
FOP	10	30	2017
FOP	147	30	2017
FOP	206	30	2017
TOTALS	4,087		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,513	186.6600	294.92	1,036,054	2017	2017	0	0	3.50	96.50
1 SFR CUST - 100% - 2019 Heated Area: 3014 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		999,792	
TOTAL MARKET OB/XF VALUE		83,808	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		1,383,600	
SOH/AGL Deduction		611,525	
ASSESSED VALUE		772,075	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		721,353	
TOTAL JUST VALUE		1,383,600	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,407,523	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808549	SWIM POOL	40,000	08/22/2018
1704244	CO ISSUED	0	05/12/2017
B1632339	NEW CONSTR	381,846	05/18/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/1495	3/14/2018	WD Q	Q	I	01	715,700
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: DAVIDSON WILLIAM L						
2040/1560	4/15/2016	SW Q	Q	V	01	175,000
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: ADVANTAGE HOME BUIL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	1,767.00	SF	7.00	7.00	100	2017
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017
3	0911	SCRN RM A	0	100	0	1,320.00	SF	17.50	17.50	100	2018
4	0861	POOL GUNIT	0	100	0	477.00	SF	85.00	85.00	100	2018
5	0855	CONC PAVER	0	100	0	843.00	SF	10.00	10.00	100	2018
6	0504	FP-ELECTRI	0	100	0	1.00	UT	8,000.00	8,000.00	100	2018
7	0855	CONC PAVER	0	100	0	196.00	SF	10.00	10.00	100	2018

TOTAL OB/XF												83,808												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2017] W15 FOP=[YR=2017] W22 S4 E4 D3 R4 S5E14 N12\$ S12 W14 N5 U3 L4 W4 N4 W23 S58 FGR=[YR=2017] S33 E14 N2 E8 N31 FOP=[YR=2017] N5 W2 S5 E2\$ W22\$ E20 N5 E11 FOP=[YR=2017] S3 E15 N1 W1 N10 W13 S8 W1\$ E1 N8 E13 S10 E8 S2 E7 N57\$.			