



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 80     |
| Exterior Wall            | 20 | FACE BRICK 20  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| 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                | 2  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 06   | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 08 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 8016.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,011            | 100         | 2006 | 2,011        | 229,306              |
| FGR       | 471              | 55          | 2006 | 259          | 29,533               |
| FOP       | 48               | 30          | 2006 | 14           | 1,596                |
| FOP       | 117              | 30          | 2006 | 35           | 3,991                |

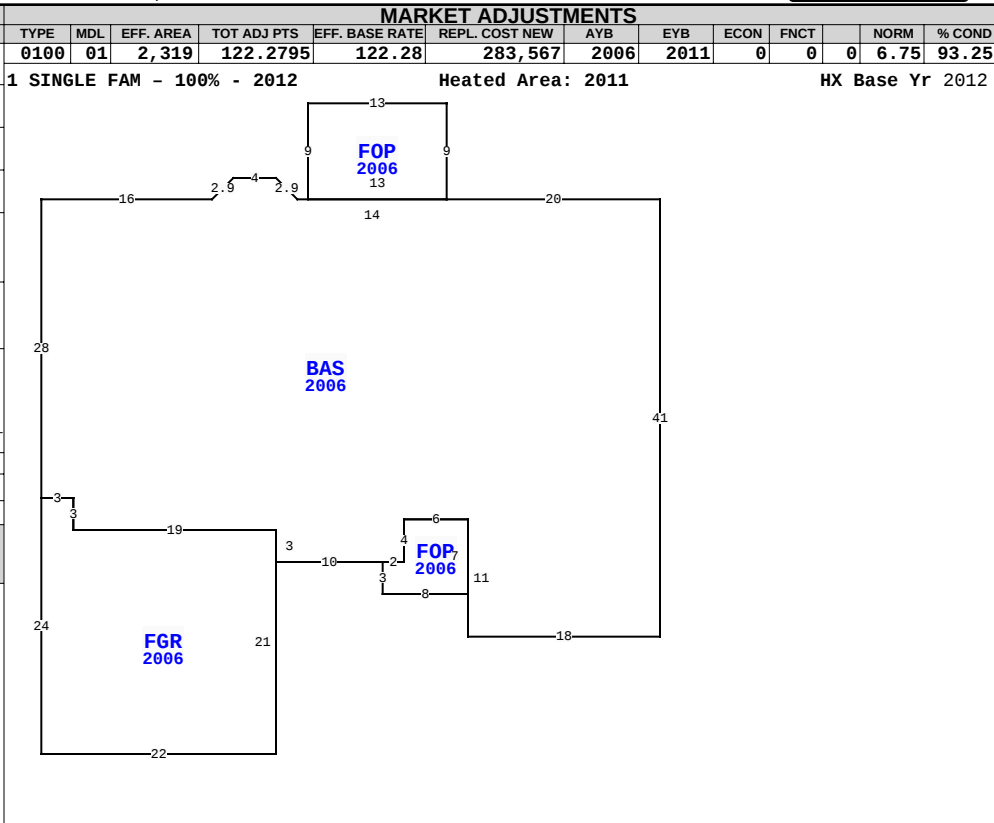
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,647 |  |  | 2,319 | 264,426 |
|--------|-------|--|--|-------|---------|

#### 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   | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 2006    | 2006        | 3 | 89     | 1,780           |       |
| 2   | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 988.00 | SF | 5.20     | 5.20           | 100       | 2006    | 2006        | 3 | 86     | 4,418           |       |
| 3   | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 695.00 | SF | 17.50    | 17.50          | 100       | 2006    | 2006        | 3 | 24     | 2,919           |       |
| 4   | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 231.00 | SF | 85.00    | 85.00          | 100       | 2006    | 2006        | 3 | 40     | 7,854           |       |
| 5   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 464.00 | SF | 10.00    | 10.00          | 100       | 2006    | 2006        | 3 | 86     | 3,990           |       |
| 6   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 168.00 | SF | 7.00     | 7.00           | 100       | 2006    | 2006        | 3 | 86     | 1,011           |       |

#### 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 | % 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 | 0003 | PUD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 27,000.00  | 27,000.00      | 27,000     |                             |      |         |      |     |    |        |



|                                |          |           |            |     |
|--------------------------------|----------|-----------|------------|-----|
| 20311 DEER RUN TRL, BRYCEVILLE | BLD DATE | LGL DATE  | 04/21/2025 | MLU |
|                                | XF DATE  | LAND DATE |            |     |
|                                | INC DATE | AG DATE   |            |     |

| 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   | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 2006    | 2006        | 3 | 89     | 1,780           |       |
| 2   | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 988.00 | SF | 5.20     | 5.20           | 100       | 2006    | 2006        | 3 | 86     | 4,418           |       |
| 3   | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 695.00 | SF | 17.50    | 17.50          | 100       | 2006    | 2006        | 3 | 24     | 2,919           |       |
| 4   | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 231.00 | SF | 85.00    | 85.00          | 100       | 2006    | 2006        | 3 | 40     | 7,854           |       |
| 5   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 464.00 | SF | 10.00    | 10.00          | 100       | 2006    | 2006        | 3 | 86     | 3,990           |       |
| 6   | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 168.00 | SF | 7.00     | 7.00           | 100       | 2006    | 2006        | 3 | 86     | 1,011           |       |

#### TOTAL OB/XF

|        |
|--------|
| 21,972 |
|--------|

#### NASSAU COUNTY PROPERTY

| VALUATION SUMMARY         |              | STANDARD  |
|---------------------------|--------------|-----------|
| VALUATION BY              | Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE     |              | 264,426   |
| TOTAL MARKET OB/XF VALUE  |              | 21,972    |
| TOTAL LAND VALUE - MARKET |              | 27,000    |
| TOTAL MARKET VALUE        |              | 313,398   |
| SOH/AGL Deduction         |              | 148,180   |
| ASSESSED VALUE            |              | 165,218   |
| TOTAL EXEMPTION VALUE     | HX HB        | 50,722    |
| BASE TAXABLE VALUE        |              | 114,496   |
| TOTAL JUST VALUE          |              | 313,398   |
| NCON VALUE                |              | 0         |
| INCOME VALUE              |              |           |
| PREVIOUS YEAR MKT VALUE   |              | 313,453   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 19005444   | REPAIR/RRF  | 20,026 | 05/23/2019 |
| B19222     | SWIM POOL   | 6,536  | 12/01/2006 |
| B18557     | SWIM POOL   | 33,906 | 09/01/2006 |
| C0516582   | CO ISSUED   | 0      | 05/02/2006 |
| B0516582   | NEW CONSTR  | 0      | 05/02/2006 |

| SALES DATA        |           |           |     |     |        |
|-------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2515/1360         | 9/25/2021 | QC        | U   | I   | 11     |

|                               |            |           |
|-------------------------------|------------|-----------|
| GRANTOR: HAGER JUSTIN A       | SALE PRICE | 100       |
| GRANTEE: HAGER JUSTIN ALLEN   |            |           |
| 1771/0740                     | 12/22/2011 | WD U I 38 |
| GRANTOR: HAMILTON KENNETH N & |            |           |
| GRANTEE: HAGER JUSTIN A       |            |           |

#### BUILDING NOTES

|  |
|--|
|  |
|--|

#### BUILDING DIMENSIONS

BAS=[YR=2006] W20 FOP=[YR=2006] N9 W13 S9 E13\$ W14 L2 U2 W4 D2 L2 W16 S28 FGR=[YR=2006] S24 E22 N21 W19 N3 W3\$ E3 S3 E19 S3 E10 FOP=[YR=2006] S3 E8 N7 W6 S4 W2\$ E2 N4 E6 S11 E18 N41\$.