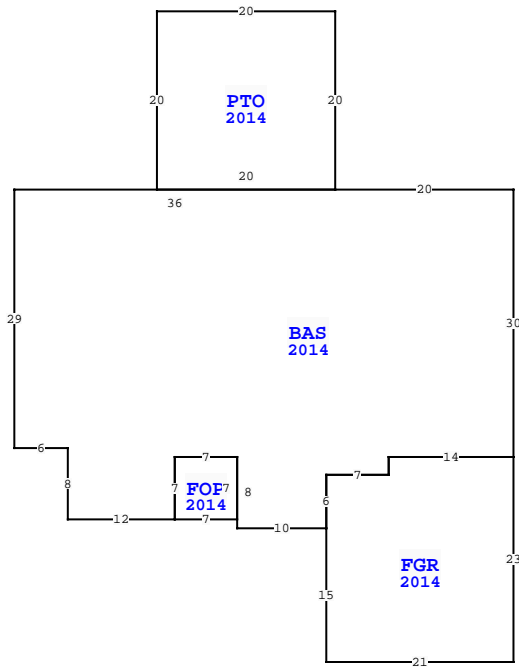


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8124.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,852	100	2014
FGR	469	55	2014
FOP	49	30	2014
PTO	400	5	2014
TOTALS	2,770		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2015								
				Heated Area: 1852							
					HX Base Yr 2015						



NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		306,198			
TOTAL MARKET OB/XF VALUE		7,611			
TOTAL LAND VALUE - MARKET		60,000			
TOTAL MARKET VALUE		373,809			
SOH/AGL Deduction		163,271			
ASSESSED VALUE		210,538			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		159,816			
TOTAL JUST VALUE		373,809			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		359,792			
GARAGE 1050 SQFT W/ 350 SQFT LEAN TO					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
B2306389	GARAGE	81,438	05/17/2023		
B1429266	CO ISSUED	0	12/11/2014		
B1429266	NEW CONSTR	220,146	09/01/2014		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1955/0618	12/29/2014	WD U	I	37	35,000
GRANTOR: PRESERVE FLORIDAS WET					
GRANTEE: NELSON CHRISTINA G					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2014] W20 PTO=[YR=2014] N20 W20 S20 E20\$ W36 S29 E6 S8 E12 FOP=[YR=2014] E7 N7 W7 S7\$ N7 E7 S8 E10 FGR=[YR=2014] S15 E21 N23 W14 S2 W7 S6\$ N6 E7 N2 E14 N30\$.					

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	0811	CONCRETE B	0	100	0	0		5.20	100	2014	2014	3	94	7,611	

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	DPTH 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

