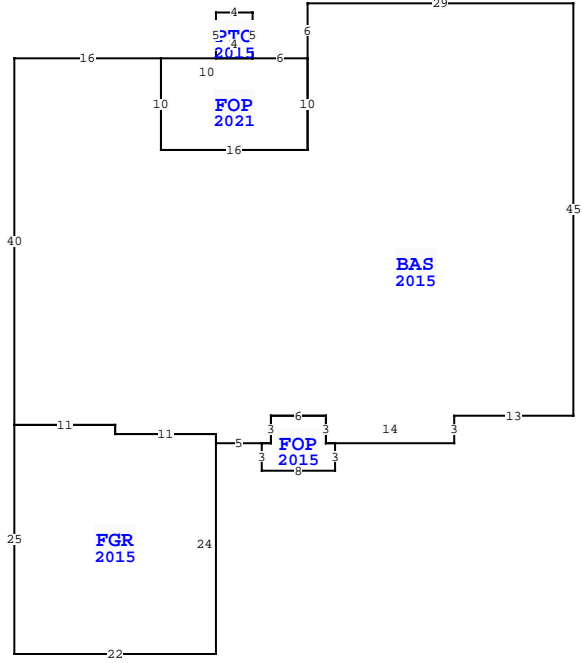




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 20 | FACE BRICK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 100 |
| 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 | 03 | Quality Level | 03 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5008.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,486 | 100 | 2015 |
| FGR | 539 | 55 | 2015 |
| FOP | 42 | 30 | 2015 |
| FOP | 160 | 30 | 2021 |
| PTO | 20 | 5 | 2015 |
| TOTALS | 3,247 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,844 | 117.1200 | 154.60 | 439,682 | 2015 | 2015 | 0 | 0 | 6.75 | 93.25 |
| 1 SNGL FAM - 100% - 2020 Heated Area: 2486 HX Base Yr 2020 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 2 | |
|---------------------------|-----------|-------------|--|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | 432,631 | | |
| TOTAL MARKET OB/XF VALUE | 67,969 | | |
| TOTAL LAND VALUE - MARKET | 65,000 | | |
| TOTAL MARKET VALUE | 565,600 | | |
| SOH/AGL Deduction | 184,764 | | |
| ASSESSED VALUE | 380,836 | | |
| TOTAL EXEMPTION VALUE | 50,722 | | |
| BASE TAXABLE VALUE | 330,114 | | |
| TOTAL JUST VALUE | 565,600 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 567,156 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 20008322 | GARAGE | 43,470 | 09/10/2020 |
| 2001457 | SWIM POOL | 78,397 | 02/18/2020 |
| B1530261 | CO ISSUED | 0 | 07/02/2015 |
| B1530261 | NEW CONSTR | 296,732 | 04/01/2015 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2303/0957 | 9/05/2019 | WD Q | Q | I | 01 | 335,000 |
| GRANTOR: CHIASSON TRAVIS M & P | | | | | | |
| GRANTEE: GUADARRAMA YAISEL & | | | | | | |
| 2111/1963 | 3/30/2017 | WD Q | Q | I | 01 | 270,000 |
| GRANTOR: FAIRES HARVEY R II & | | | | | | |
| GRANTEE: CHIASSON TRAVIS M & | | | | | | |

| 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 | 1,674.00 | SF | 5.20 | 5.20 | 100 | 2015 | 2015 | 3 | 95 | 8,270 | |
| 2 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 420.00 | SF | 85.00 | 85.00 | 100 | 2020 | 2020 | 3 | 90 | 32,130 | |
| 3 | 0877 | JACUZZI | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2020 | 2020 | 3 | 86 | 860 | |
| 4 | 0871 | POOL HTR R | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2020 | 2020 | 3 | 86 | 1,720 | |
| 5 | 0835 | QUARY TILE | 0 | 100 | 0 | 0 | 1,102.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 98 | 10,800 | |
| 6 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 768.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 90 | 6,912 | |
| 7 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,428.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 98 | 7,277 | |

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | | |

| BUILDING NOTES | |
|---|--|
| | |
| BUILDING DIMENSIONS | |
| BAS=[YR=2015] W29 S6 FOP=[YR=2021] W6 PTO=[YR=2015] N5 W4 S5 E4\$ W10 S10 E16 N10\$S10 W16 N10 W16 S40 FGR=[YR=2015] S25 E22 N24 W11 N1 W11 \$ E11 S1 E11 S1 E5 FOP=[YR=2015] S3 E8N3W1 N3 W6 S3 W1\$ E1 N3 E6 S3E14N3 E13 N45\$. | |

| 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 | | RS-E | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

