

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE	70	
Exterior Wall	20		FACE BRICK	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	15		HARDTILE	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	04		Quality Level	04	
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	04	
NEIGHBORHOOD/LOC			4050.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,703	100	2004	1,703	180,240
FGR	445	55	2004	245	25,930
FOP	43	30	2004	13	1,376
FOP	100	30	2004	30	3,175
PTO	140	5	2004	7	741
TOTALS	2,431			1,998	211,461

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,998	119.3640	119.36	238,481	2004	2004	0	0	11.33	88.67
1 SINGLE FAM - 100% - 2022										Heated Area: 1703	
										HX Base Yr 2022	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			211,461
TOTAL MARKET OB/XF VALUE			6,601
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			268,062
SOH/AGL Deduction			62,646
ASSESSED VALUE			205,416
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			154,694
TOTAL JUST VALUE			268,062
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413164	NEW CONSTR	126,080	07/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/0287	5/21/2021	WD	Q	I	01	268,000
GRANTOR: COLLAVO MARYELLEN K						
GRANTEE: DOOLITTLE KELSEY CL						
1278/0813	12/06/2004	WD	Q	I		181,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: COLLAVO DAVID E & 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	824.00	SF	5.20	5.20	100	2004	2004	3	83	3,556	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
TOTAL OB/XF 6,601																

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2004] W2 N2 W10 S2 W6 PTO=[YR=2004] N10 W14 FOP=[YR=2004] W10 S10 E10 N10\$ S10 E14\$ W31 S40 E12 N3 E9 FOP=[YR=2004] S1 E7 FGR=[YR=2004] S14 E21 N23 W2 S2 W19 S7\$ N7 W6 S6 W1\$ E1 N6 E25 N2 E2 N29\$.			

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							