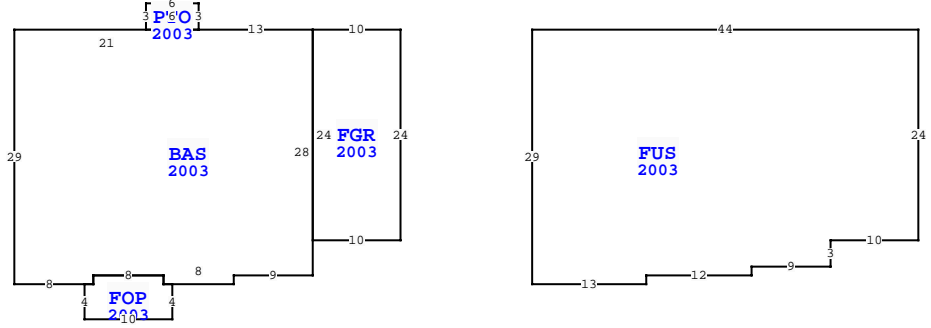




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2.100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												SINGLE FAM - 100% - 2023	
										Heated Area: 2165		HX Base Yr 2023	



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	969	100	2003	969	95,579
FGR	240	55	2003	132	13,020
FOP	48	30	2003	14	1,381
FUS	1,196	100	2003	1,196	117,970
PTO	18	5	2003	1	99
TOTALS	2,471			2,312	228,049

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	609.00	SF	5.20	5.20	100	2003	2003	3	82	2,597	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			228,049
TOTAL MARKET OB/XF VALUE			2,597
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			280,646
SOH/AGL Deduction			4,255
ASSESSED VALUE			276,391
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			225,669
TOTAL JUST VALUE			280,646
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/0722	9/15/2022	WD	Q	I	01	330,000
GRANTOR: ITW FLORIDA HOLDINGS						
GRANTEE: NICHOLSON STEVEN MA						
2372/0359	6/16/2020	QC	U	I	11	100
GRANTOR: TERRELL MARLON D						
GRANTEE: ITW FLORIDA HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=2003] W10 BAS=[YR=2003] W13 PTO=[YR=2003] N3 W6 S3 E6 \$ W21 S29 E8 FOP=[YR=2003] S4 E10 N4 W1 N1 W8 S1 W1 \$ E1 N1 E8 S1 E8 N1 E9 N28 \$ S24 E10 N24 \$ PTR= E15 FUS=[YR=2003] E44 S24 W10 S3 W9 S1 W12 S1 W13 N29 \$ W15 \$.

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							