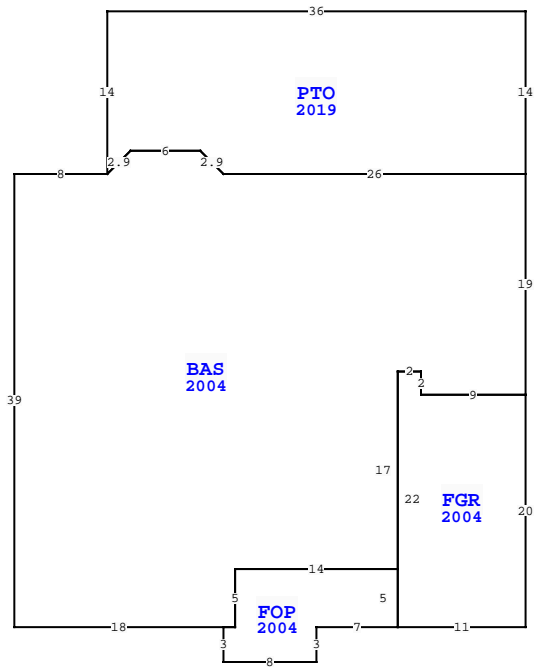


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 70				
Exterior Wall	16 WD FR STUC 30				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
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	1,438	100	2004	1,438	151,228
FGR	224	55	2004	123	12,935
FOP	94	30	2004	28	2,945
PTO	488	5	2019	24	2,524
TOTALS	2,244			1,613	169,631

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,613	116.6319	116.63	188,124	2004	2004	0	0	0	9.83	90.17
1 SINGLE FAM - 100% - 2007 Heated Area: 1438 HX Base Yr 2007												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			169,631
TOTAL MARKET OB/XF VALUE			6,382
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			226,013
SOH/AGL Deduction			97,277
ASSESSED VALUE			128,736
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			78,014
TOTAL JUST VALUE			226,013
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003172	ABOVE GROUND	0	03/29/2019
B0412883	NEW CONSTR	108,837	05/01/2004
R046209	REPAIR/RRF	2,000	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0107	1/17/2006	WD Q	Q	I		164,000
GRANTOR: WERLING PAUL J & KARE						
GRANTEE: ROWLAND JAMI B & DA						
1275/0599	11/18/2004	WD Q	Q	I		151,700
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WERLING PAUL J & KA						

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			728.00	SF	5.20				3,142	
2	0855	CONC PAVER	0	100	0	0			334.00	SF	10.00				3,240	

BLD DATE		03/20/2023	NW	LGL DATE	
XF DATE				LAND DATE	
INC DATE				AG DATE	

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2019] W36 S14 BAS=[YR=2004] W8 S39E18 FOP=[YR=2004] S3 E8 N3 E7 FGR=[YR=2004] E11 N20 W9 N2 W2 S22 \$ N5 W14 S5 W1 \$ E1 N5 E14 N17 E2 S2 E9 N19 W26 U2 L2 W6 D2 L2 \$ U2 R2 E6 D2 R2 E26 N14\$.	

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							