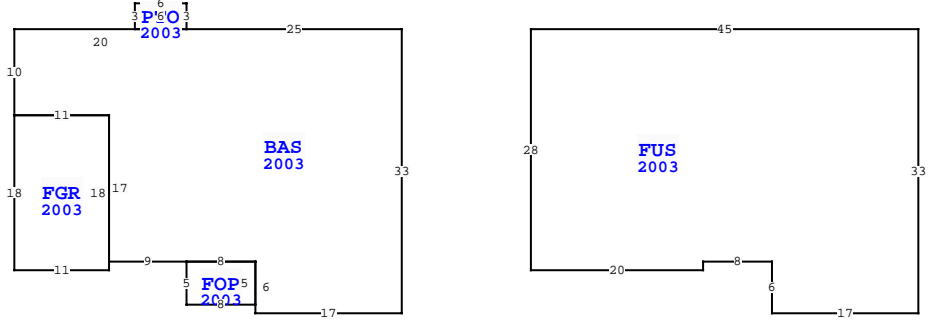


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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: 2467					HX Base Yr 2023			



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			250,171
TOTAL MARKET OB/XF VALUE			2,554
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			302,254
SOH/AGL Deduction			5,002
ASSESSED VALUE			297,723
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			247,001
TOTAL JUST VALUE			302,254
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,568

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	1,130	100	2003	1,130	109,190
FGR	198	55	2003	109	10,533
FOP	40	30	2003	12	1,159
FUS	1,337	100	2003	1,337	129,192
PTO	18	5	2003	1	97
TOTALS	2,723			2,589	250,171

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	2003	2003	3	82	2,554	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/1695	8/02/2022	WD Q	Q	I	01	359,000
GRANTOR: DARBY MICHAEL L & JAC						
GRANTEE: BROWN RALPH E III &						
1202/1349	1/21/2004	WD Q	Q	I		167,300
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: DARBY MICHAEL & JAC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2003] W25 PTO=[YR=2003] N3 W6 S3 E6 \$ W20 S10 FGR=[YR=2003] S18 E11 N18 W11 \$ E11 S17 E9 FOP=[YR=2003] S5 E8 N5 W8 \$ E8 S6 E17 N33 \$ PTR= E15 FUS=[YR=2003] E45 S33 W17 N6 W8 S1 W20 N28 \$ 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	DPHT 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							