

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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			
0100	01	2,587	112.8960	112.90	292,072	2021	2021	0	0	0	1.00	99.00		
1 SINGLE FAM - 100% - 2024 Heated Area: 2319 HX Base Yr 2024														

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100	2021	2,319	259,197
FGR	380	55	2021	209	23,360
FOP	50	30	2020	15	1,677
FOP	128	30	2021	38	4,247
PTO	128	5	2021	6	670
<b>TOTALS</b>	<b>3,005</b>			<b>2,587</b>	<b>289,151</b>

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	628.00	SF	5.20	5.20	100	2021	2021	3	99	3,233	
2	0462	ST/AL FNC	0	100	0	138.00	SF	10.00	10.00	100	2024	2023		98	1,352	
3	0463	FENCE GATE	0	100	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	

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	000134	C	RES POND	100		PUD	70.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		289,151	
TOTAL MARKET OB/XF VALUE		5,476	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		359,627	
SOH/AGL Deduction		16,530	
ASSESSED VALUE		343,097	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		292,375	
TOTAL JUST VALUE		359,627	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		333,428	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000118	CO ISSUED	0	04/22/2021
21000118	NEW CONSTR	307,000	01/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
2676/246	10/23/2023	WD Q	Q	I	01	480,000

GRANTOR: MCKINLEY DERROL NELSO  
 GRANTEE: LI HUA  
 2457/0757 4/28/2021 WD Q I 01 336,400  
 GRANTOR: DREAM FINDERS HOMES L  
 GRANTEE: MCKINLEY DERROL NEL

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W13 PTO=[YR=2021] W16 S8 FOP=[YR=2021] S8 E16 N8 W16\$ E16 N8\$ S16 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2020] S1 E8 FGR=[YR=2021] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N49\$.	