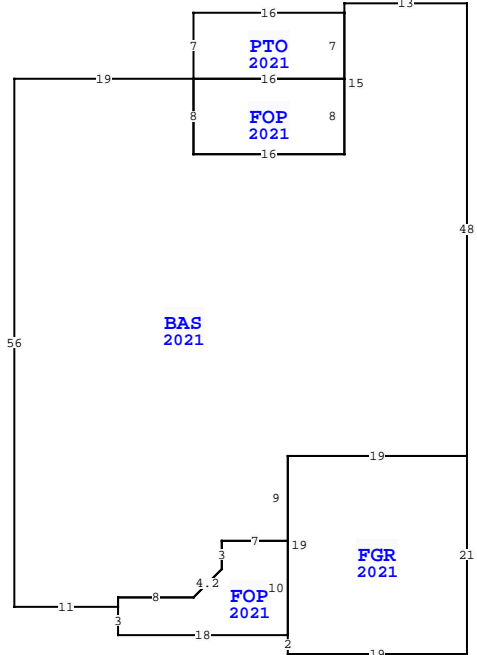


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,296	100	2021
FGR	399	55	2021
FOP	119	30	2021
FOP	128	30	2021
PTO	112	5	2021
TOTALS	3,054		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,595	118.7424	118.74	308,130	2021	2021	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2025 Heated Area: 2296 HX Base Yr 2025												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			305,049
TOTAL MARKET OB/XF VALUE			10,081
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			380,130
SOH/AGL Deduction			0
ASSESSED VALUE			380,130
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			329,408
TOTAL JUST VALUE			380,130
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			352,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008222	CO ISSUED	0	11/18/2021
21004777	NEW CONSTR	328,576	06/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2750/1242	11/14/2024	WD	Q	I	01	445,000
GRANTOR: KELLEY JOHNNIE M & CR						
GRANTEE: GROGAN JOSEPH						
2517/0043	11/19/2021	WD	Q	I	01	369,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KELLEY JOHNNIE MICH						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0	626.00	SF	5.20	5.20	100	2021
2	0462	ST/AL FNC	0	100	132	0	660.00	SF	10.00	10.00	100	2022
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022

TOTAL OB/XF												
10,081												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2021] W13 S1 PTO=[YR=2021] W16 S7 FOP=[YR=2021] S8 E16 N8 W16\$ E16 N7\$ S15 W16 N8 W19 S56 E11 FOP=[YR=2021] S3 E18 FGR=[YR=2021] S2 E19 N21 W19 S19\$ N10 W7 S3 D3 L3 W8 S1\$ N1 E8 U3 R3 N3 E7 N9 E19 N48\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000134	C	RES POND	100		PUD	74.00	116.00	1.00	LT		1.00