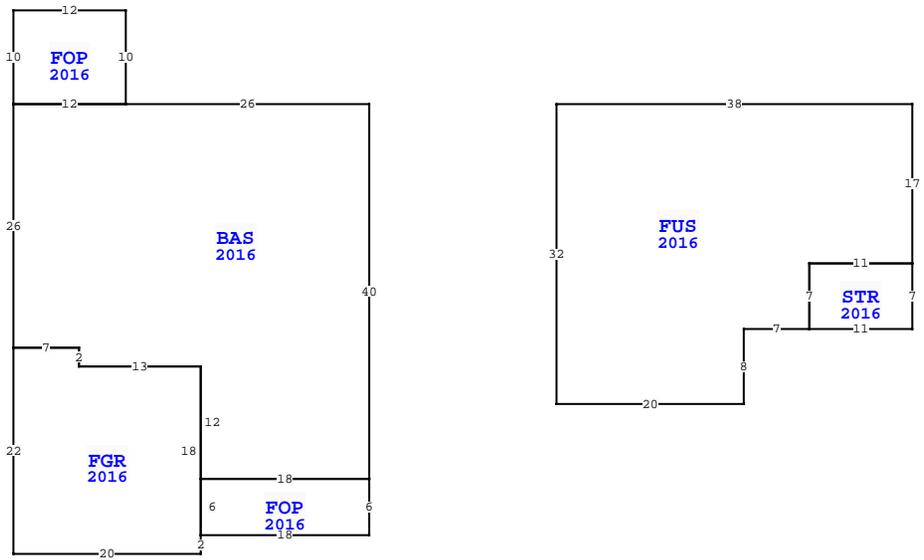


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,266	100
FGR	414	55
FOP	108	30
FOP	120	30
FUS	995	100
STR	77	10
TOTALS	2,980	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2024			Heated Area: 2261			HX Base Yr					



EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0			6.50	100	2016

TOTAL OB/XF											
4,674											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000100	C	RES	100		PUD	0.00	0.00	1.00	UT	1.00

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	268,983	
TOTAL MARKET OB/XF VALUE	4,674	
TOTAL LAND VALUE - MARKET	55,000	
TOTAL MARKET VALUE	328,657	
SOH/AGL Deduction	2,885	
ASSESSED VALUE	325,772	
TOTAL EXEMPTION VALUE	13	325,772
BASE TAXABLE VALUE	0	
TOTAL JUST VALUE	328,657	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	316,591	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632258	CO ISSUED	0	12/09/2016
B1632258	NEW CONSTR	279,504	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/1438	8/01/2023	WD	Q	I	01	389,700

GRANTOR: KELLY SPENCER  
 GRANTEE: GUILARTE JOSE GARCIA  
 2091/0452 12/21/2016 SW Q I 01 222,300  
 GRANTOR: D R HORTON INC-JACKSO  
 GRANTEE: KELLY SPENCER & HAY

BUILDING NOTES											
BAS=[YR=2016] W26 FOP=[YR=2016] N10 W12 S10 E12\$ W12 S26											
FGR=[YR=2016] S22 E20 N2 FOP=[YR=2016] E18 N6 W18 S6\$ N18 W13											
N2 W7\$ E7 S2 E13 S12 E18 N40\$ PTR=E20 FUS=[YR=2016] E38 S17											
STR=[YR=2016] S7 W11 N7 E11\$ W11 S7 W7 S8 W20 N32\$ W20\$.											

BUILDING DIMENSIONS											
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