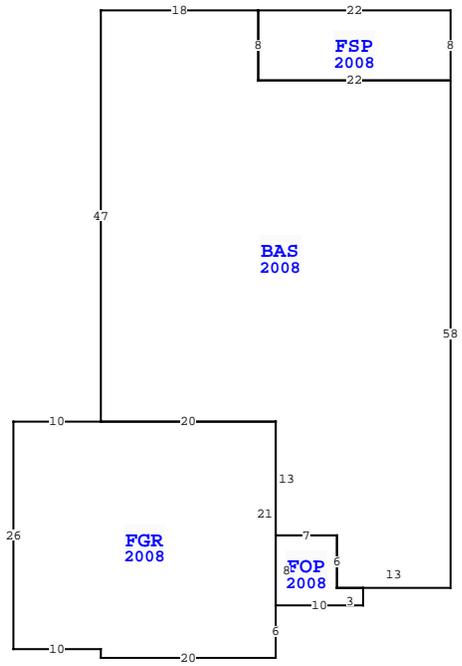


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	60		
Interior Floor	11	CLAY TILE	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100	2008	2,042	202,348
FGR	800	55	2008	440	43,601
FOP	62	30	2008	19	1,882
FSP	176	40	2008	70	6,937
TOTALS	3,080			2,571	254,768

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,571	107.7120	107.71	276,922	2008	2008	0	0	0	8.00	92.00
1 SINGLE FAM - 0% - 0 Heated Area: 2042 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	254,768		
TOTAL MARKET OB/XF VALUE	13,206		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	322,974		
SOH/AGL Deduction	0		
ASSESSED VALUE	322,974		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	322,974		
TOTAL JUST VALUE	322,974		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	312,067		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20427	ELEC OTHER	2,000	01/01/2008
M13548	MECH OTHER	0	01/01/2008
C20875	CO ISSUED	202,818	12/01/2007
R10932	REPAIR/RRF	5,000	12/01/2007
B20875	NEW CONSTR	202,818	12/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1694	5/27/2025	QC	U	I	11	100
GRANTOR: HODNETT MICHAEL J & R						
GRANTEE: HODNETT FAMILY REVO						
1569/1921	6/05/2008	WD	Q	I		275,000
GRANTOR: TAYLOR WOODROW HOMES						
GRANTEE: HODNETT MICHAEL J &						

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	0812	CONCRETE C	0	0	0	1,098.00	SF	4.00	4.00	100	2008	2008	3	88	3,865	
2	0810	CONCRETE A	0	0	14	42.00	SF	6.50	6.50	100	2008	2008	3	88	240	
3	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
4	0462	ST/AL FNC	0	0	0	1,032.00	SF	10.00	10.00	100	2008	2008	3	48	4,954	
5	0810	CONCRETE A	0	0	0	369.00	SF	6.50	6.50	100	2019	2019	3	97	2,327	

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2008] W22 BAS=[YR=2008] W18 S47 FGR=[YR=2008] W10 S26 E10 S1 E20 N6 FOP=[YR=2008] E10 N2 W3 N6 W7 S8\$ N21 W20\$ E20 S13 E7 S6 E13 N58 W22 N8\$ S8 E22 N8\$.	

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								