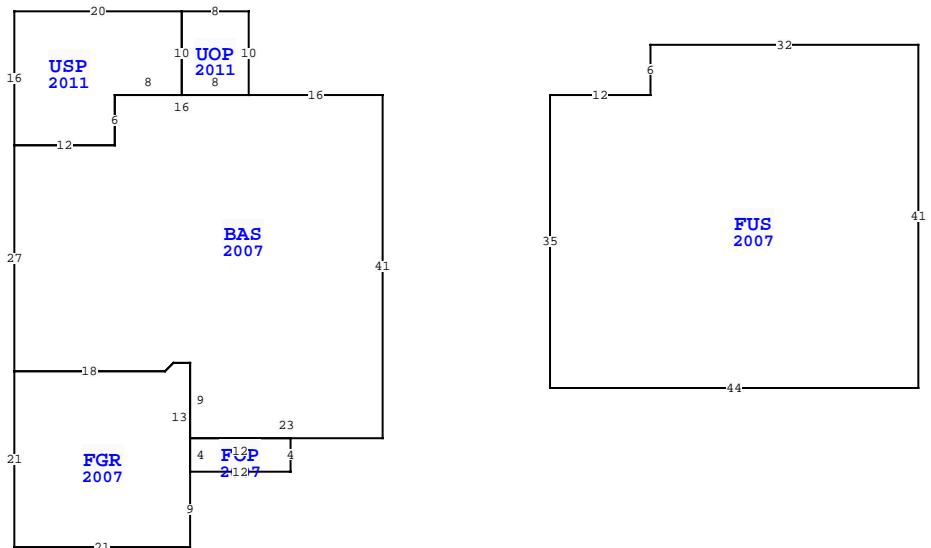


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	5005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,562	100	2007
FGR	444	55	2007
FOP	48	30	2007
FUS	1,732	100	2007
UOP	80	20	2011
USP	272	30	2011
TOTALS	4,138		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,650	98.0100	98.01	357,736	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2021										Heated Area: 3294	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			327,328
TOTAL MARKET OB/XF VALUE			11,823
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			394,151
SOH/AGL Deduction			82,705
ASSESSED VALUE			311,446
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			260,724
TOTAL JUST VALUE			394,151
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			377,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24454	ADDITION	7,500	03/01/2011
E18093	ELEC OTHER	1,500	09/01/2006
M12068	MECH OTHER	0	09/01/2006
C18337	CO ISSUED	0	08/01/2006
B18337	NEW CONSTR	260,700	08/01/2006
P11466	OTHER	0	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2349/0799	3/13/2020	WD	Q	I	01	305,000
GRANTOR: TURNMIRE JOHN H & LES						
GRANTEE: CARLAN DANIEL & APR						
1476/0727	2/02/2007	WD	Q	I		287,600
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: TURNMIRE JOHN H & L						

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	744.00	SF	5.20	5.20	100	2007	2007	3	87	3,366	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
3	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2011	2011	3	45	1,685	
4	1242	WD DECK A	0	100	0	0	582.00	SF	10.00	10.00	100	2011	2011	3	45	2,619	
5	1242	WD DECK A	0	100	0	0	36.00	SF	10.00	10.00	100	2011	2011	3	45	162	
6	0350	CARPORT WD	0	100	14	14	196.00	SF	13.00	13.00	100	2026	2020		86	2,191	

BLD DATE		11/27/2007	JM	LGL DATE	
XF DATE				LAND DATE	
INC DATE				AG DATE	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2007] W16 UOP=[YR=2011] N10 W8 USP=[YR=2011] W20 S16 E12 N6 E8 N10\$ S10 E8\$ W16 S6 W12 S27 FGR=[YR=2007] S21 E21 N9 FOP=[YR=2007] E12 N4 W12 S4\$ N13 W2 D1 L1 W18\$ E18 R1 U1 E2 S9 E23 N41\$ PTR=E20 FUS=[YR=2007] E12 N6 E32 S41 W44 N35\$ W20\$.	

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							