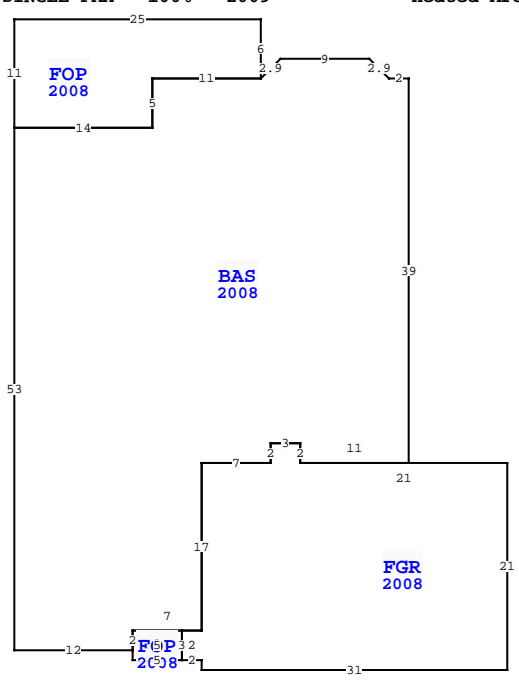


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	5005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,853	100	2008
FGR	663	55	2008
FOP	15	30	2008
FOP	220	30	2008
TOTALS	2,751		
		2,288	230,830

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,288	109.6620	109.66	250,902	2008	2008	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2009 Heated Area: 1853 HX Base Yr 2009											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		230,830	
TOTAL MARKET OB/XF VALUE		6,169	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		291,999	
SOH/AGL Deduction		126,037	
ASSESSED VALUE		165,962	
TOTAL EXEMPTION VALUE		HX HB SX 100,722	
BASE TAXABLE VALUE		65,240	
TOTAL JUST VALUE		291,999	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,862	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12832	OTHER	0	11/01/2007
E20108	ELEC OTHER	1,500	10/01/2007
M13363	MECH OTHER	0	10/01/2007
C20449	CO ISSUED	176,088	08/01/2007
B20449	NEW CONSTR	176,088	08/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/938	10/26/2023	LE U		I	11	100
GRANTOR: ROZELL GERALD L & GAI						
GRANTEE: ROZELL MATTHEW SCOT						
1551/1926	2/21/2008	WD Q		I		215,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: ROZELL GERALD L & G						

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	100	0	1,358.00	SF	4.00	4.00	100	2008	2008	3	88	4,780	
2	0810	CONCRETE A	0	100	11	33.00	SF	6.50	6.50	100	2008	2008	3	88	189	
3	0940	SHEDS/PORT	0	100	10	100.00	SF	30.00	30.00	100	2010	2010	3	40	1,200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008;ORIG=0,0] W2 U2L2 W9 D2L2 W11 S5 W14 S53 E12 N2 E7 N17 E7 N2 E3 S2 E11 N39 \$	
FGR=[YR=2008;ORIG=-23,59] E2 S1 E31 N21 W21 N2 W3 S2 W7 S17 W2 S3 \$	
FOP=[YR=2008;ORIG=-15,0] N6 W25 S11 E14 N5 E11 \$	
FOP=[YR=2008;ORIG=-28,58] S1 E5 N3 W5 S2 \$	

LAND DESCRIPTION		TOTAL OB/XF												6,169										
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							