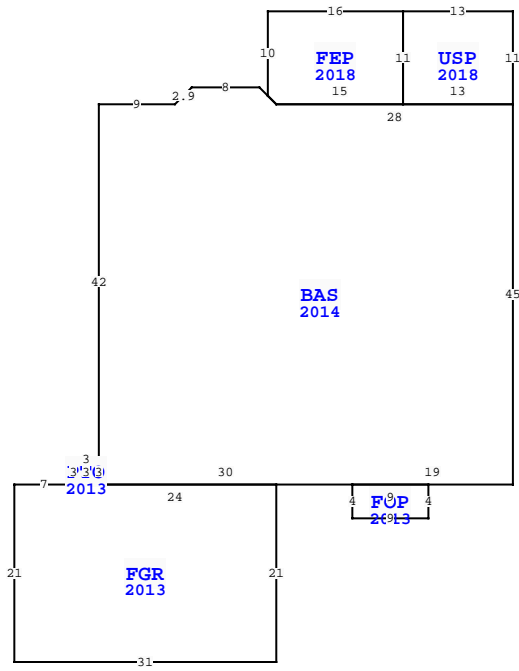


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	12	HARDWOOD 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	2,225	100	2014
FEP	176	80	2018
FGR	651	55	2013
FOP	36	30	2013
PTO	9	5	2013
USP	143	30	2018
TOTALS	3,240		
			2,778
			289,823

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,778	110.4000	110.40	306,691	2013	2013	0	0	5.50	94.50
1 SINGLE FAM - 100% - 2014 Heated Area: 2225 HX Base Yr 2014											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			289,823
TOTAL MARKET OB/XF VALUE			6,862
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			351,685
SOH/AGL Deduction			125,537
ASSESSED VALUE			226,148
TOTAL EXEMPTION VALUE	HX HB WR		55,722
BASE TAXABLE VALUE			170,426
TOTAL JUST VALUE			351,685
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			338,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004508	ADDITION	16,368	08/01/2017
B1226641	CO ISSUED	0	02/21/2013
E1325719	NEW CONSTR	0	01/01/2013
M1317831	H/AC	0	01/01/2013
P1216240	PLUMBING	0	12/01/2012
B1226642	NEW CONSTR	260,081	11/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1570	10/05/2023	LE	U	I	11	100
GRANTOR: WYNS DAVID						
GRANTEE: WYNS DAVID I JR						
1842/1666	2/15/2013	WD	Q	I	01	214,100
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: WYNS DAVID & JEANNA						

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			5.20	100	2013	2013	3	93	6,862	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
USP=[YR=2018] W13 FEP=[YR=2018] W16 S10 BAS=[YR=2014] L1 U1 W8 D2 L2 W9 S42 PTO=[YR=2013] W3 S3 FGR=[YR=2013] W7 S21 E31 N21 W24\$ E3 N3\$ S3 E30 FOP=[YR=2013] S4 E9 N4 W9\$ E19 N45 W28 U1 L1 \$ D1 R1 E15 N11\$ S11 E13 N11\$.	

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	DPHT 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							