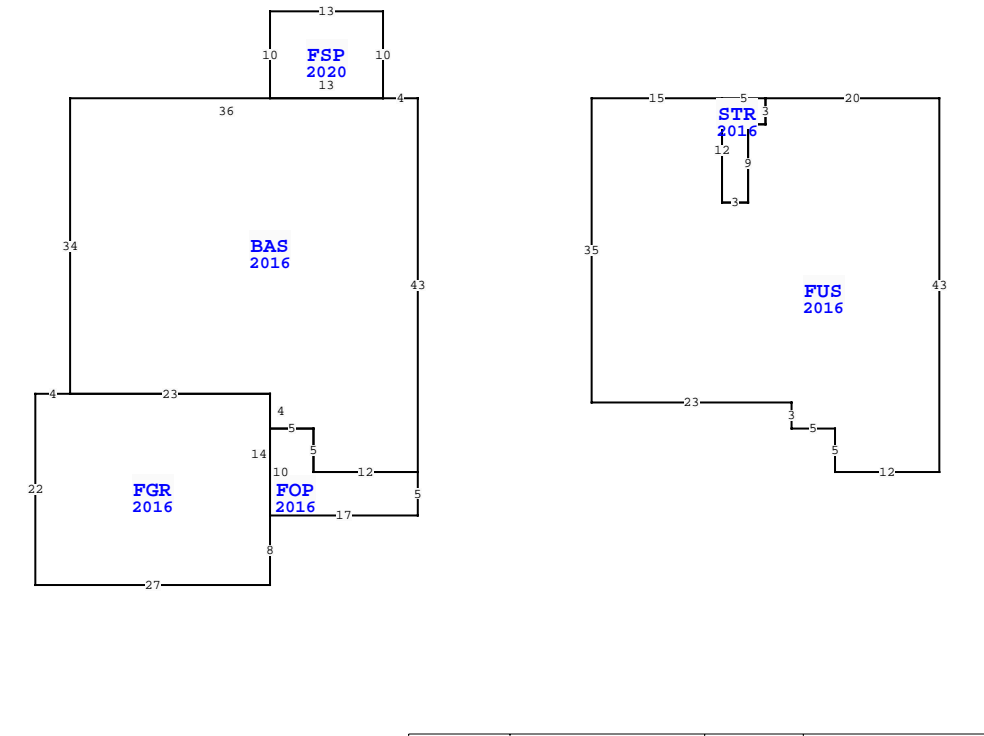


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,373	114.3744	114.37	385,770	2016	2016	0	0	0	3.55 96.45



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		372,075	
TOTAL MARKET OB/XF VALUE		45,435	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		477,510	
SOH/AGL Deduction		164,614	
ASSESSED VALUE		312,896	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		262,174	
TOTAL JUST VALUE		477,510	
NCON VALUE		31,215	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		424,697	

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		1,052.00	100	2016	2016	3	95	5,197	
2	0855	CONC PAVER	0	100	0	0	SF	10.00	100	2018	2018	3	97	4,831	
3	0476	VF 6 SBPL	0	100	0	0	LF	32.00	100	2018	2018	3	92	3,916	
4	0470	VNYL GATE	0	100	0	0	UT	300.00	100	2018	2018	3	92	276	
5	0861	POOL GUNIT	0	100	0	0	SF	85.00	100	2025	2024		100	27,115	
6	0855	CONC PAVER	0	100	0	0	SF	10.00	100	2025	2024		100	2,100	
7	0871	POOL HTR R	0	100	0	0	UT	2,000.00	100	2025	2024		100	2,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240001235	NEW INGROUN SWIM	84,720	02/01/2024
B1632379	CO ISSUED	0	10/25/2016
B1632379	NEW CONSTR	363,588	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/0752	2/10/2020	QC	U	I	11	100

GRANTOR: RETHELFORD DUSTIN & S
GRANTEE: RETHELFORD STEPHANI
2080/1247 10/27/2016 WD Q I 01 306,900
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: RETHELFORD DUSTIN M

LAND DESCRIPTION																								
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	60,000.00	60,000.00	60,000							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/04/2025	MLU

TOTAL OB/XF	
45,435	