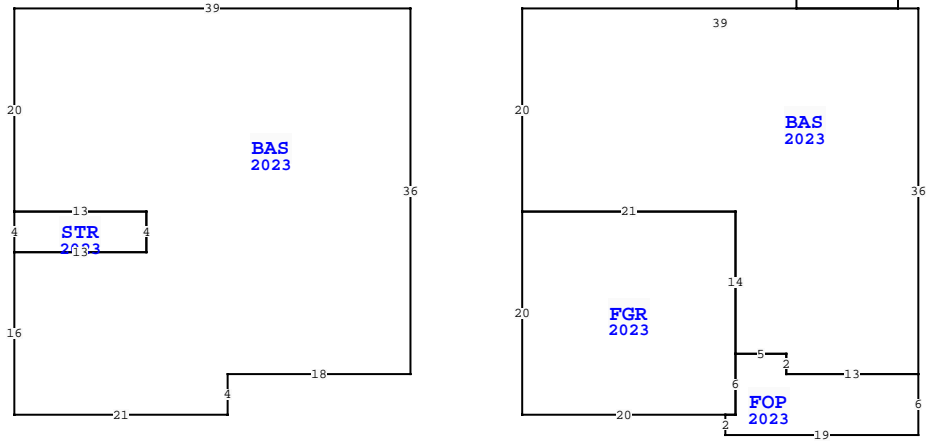


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	OWNER OCC 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
BAS	1,058	100
BAS	1,436	100
FGR	420	55
FOP	120	30
PTO	70	5
STR	52	10
TOTALS	3,156	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2024		292,512	2023	2023	0	0	0.00	100.00
					Heated Area: 2494			HX Base Yr 2024			



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			292,512
TOTAL MARKET OB/XF VALUE			11,383
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			358,895
SOH/AGL Deduction			52,727
ASSESSED VALUE			306,168
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			255,446
TOTAL JUST VALUE			358,895
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			344,340
HTD 2499/ FGR 422/ FOP 149			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-04844	CO		09/19/2023
B23-04844	SFR	451,263	04/14/2023
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2668/1045	9/19/2023	SW Q	I 01
SALE PRICE: 372,000			
GRANTOR: D R HORTON INC-JACKSO			
GRANTEE: MCKENDREE LEANN & A			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=59,10] W39 S20 E13 S4 W13 S16 E21 N4 E18 N36 \$			
BAS=[YR=2023;ORIG=109,10] W39 S20 E21 S14 E5 S2 E13 N36 \$			
FGR=[YR=2023;ORIG=91,30] W21 S20 E20 E1 N6 N14 \$			
FOP=[YR=2023;ORIG=109,46] W13 N2 W5 S6 W1 S2 E19 N6 \$			
PTO=[YR=2023;ORIG=107,3] W10 S7 E10 N7 \$			
STR=[YR=2023;ORIG=33,30] W13 S4 E13 N4 \$			

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	832.00	SF	5.20	5.20	100	2024	2023		100	4,326	
2	0476	VF 6 SBPL	0	100	0	204.00	LF	32.00	32.00	100	2024	2023		99	6,463	
3	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	

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	55,000.00	55,000.00	55,000							