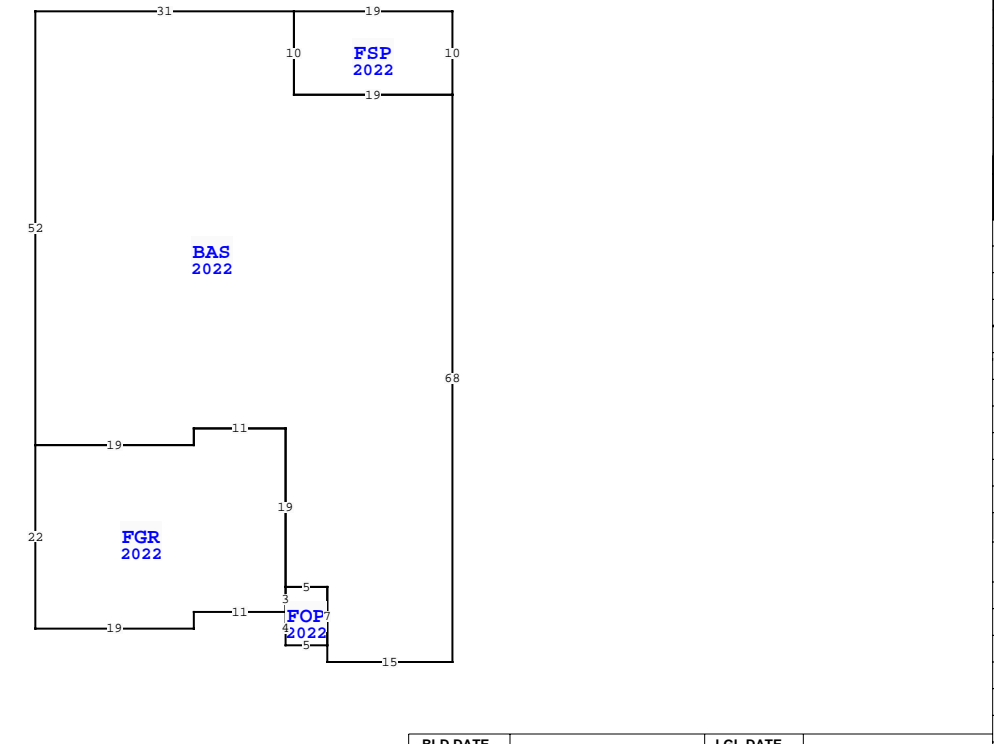


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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			
0900	01	3,312	102.1200	134.80	446,458	2022	2022	0	0	0	0.50	99.50		



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4077.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,863	100	2022	2,863	384,002
FGR	660	55	2022	363	48,687
FOP	35	30	2022	10	1,341
FSP	190	40	2022	76	10,194
TOTALS	3,748			3,312	444,226

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		444,226			
TOTAL MARKET OB/XF VALUE		82,135			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		601,361			
SOH/AGL Deduction		13,028			
ASSESSED VALUE		588,333			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		537,611			
TOTAL JUST VALUE		601,361			
NCON VALUE		71,824			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		508,341			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008760	SCRN ENCLSR	18,000	07/29/2024
SP240005219	INGROUND SWIMMING	92,242	04/30/2024
22015999	CO ISSUED	0	10/25/2022
21016069	NEW CONSTR	470,954	11/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2795/1859	6/12/2025	WD	U	I	11	100

GRANTOR: BUCHANAN SHARI L	
GRANTEE: BUCHANAN SHARI L TR	
2795/1855	6/12/2025 WD U I 11 100
GRANTOR: BUCHANAN CARLOS E JR	
GRANTEE: BUCHANAN CARLOS E J	

EXTRA FEATURES														BLD DATE		LGL DATE		AG DATE	
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	0855	CONC PAVER	0	100	0	0	1,299.00	SF	10.00	10.00	100	2022	2022	3	99	12,860			
2	0855	CONC PAVER	0	100	100	3	300.00	SF	10.00	10.00	100	2025	2024		100	3,000			
3	0912	SCRN RM G	0	100	50	24	1,200.00	SF	20.00	20.00	100	2025	2024		100	24,000			
4	0861	POOL GUNIT	0	100	0	0	377.00	SF	85.00	85.00	100	2025	2024		100	32,045			
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000			
6	0855	CONC PAVER	0	100	0	0	823.00	SF	10.00	10.00	100	2025	2024		100	8,230			

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							