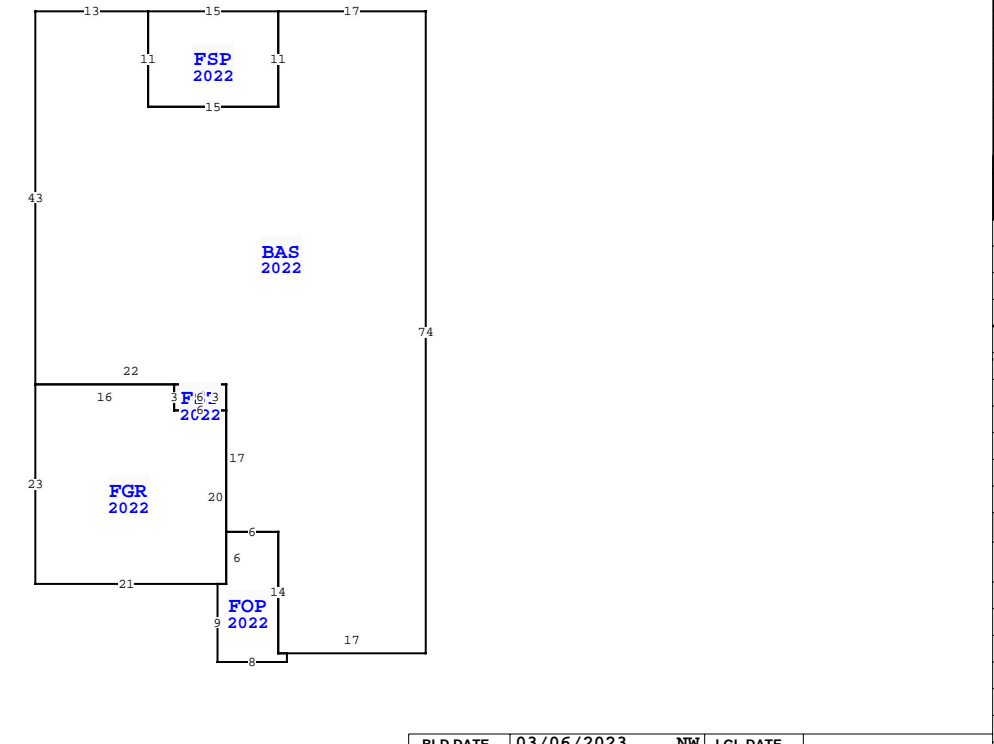


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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		
0100	01	2,773	120.7584	120.76	334,867	2022	2022	0	0	0.50	99.50		



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				333,193
TOTAL MARKET OB/XF VALUE				6,584
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				414,777
SOH/AGL Deduction				146,389
ASSESSED VALUE				268,388
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				217,666
TOTAL JUST VALUE				414,777
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				399,769

Quality		04 Quality Level 04			
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	2,399	100	2022	2,399	288,254
FGR	488	55	2022	268	32,202
FOP	100	30	2022	30	3,605
FSP	165	40	2022	66	7,930
FST	18	55	2022	10	1,202
TOTALS	3,170			2,773	333,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017529	CO ISSUED	0	11/28/2022
22004501	NEW CONSTR	393,679	03/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/1478	2/14/2025	WD	Q	I	01	510,000
GRANTOR: BOTT STEVEN WAYNE						
GRANTEE: SHARRON MATTHEW THO						
2604/1265	11/23/2022	SW	Q	I	02	494,400
GRANTOR: LENNAR HOMES LLC						
GRANTEE: BOTT STEVEN WAYNE &						

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	0855	CONC PAVR	0	100	0	665.00	SF	10.00	10.00	100	2022	2022	3	99	6,584	

BUILDING NOTES				
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU				
XF DATE				
INC DATE				

BUILDING DIMENSIONS									
BAS=[YR=2022] W17 FSP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W13 S43 FGR=[YR=2022] S23 E21 FOP=[YR=2022] S9 E8 N1 W1 N14 W6 S6W1\$ E1 N20 FST=[YR=2022] N3W6S3E6\$ W6N3 W16\$ E22 S17 E6 S14 E17 N74\$.									

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							