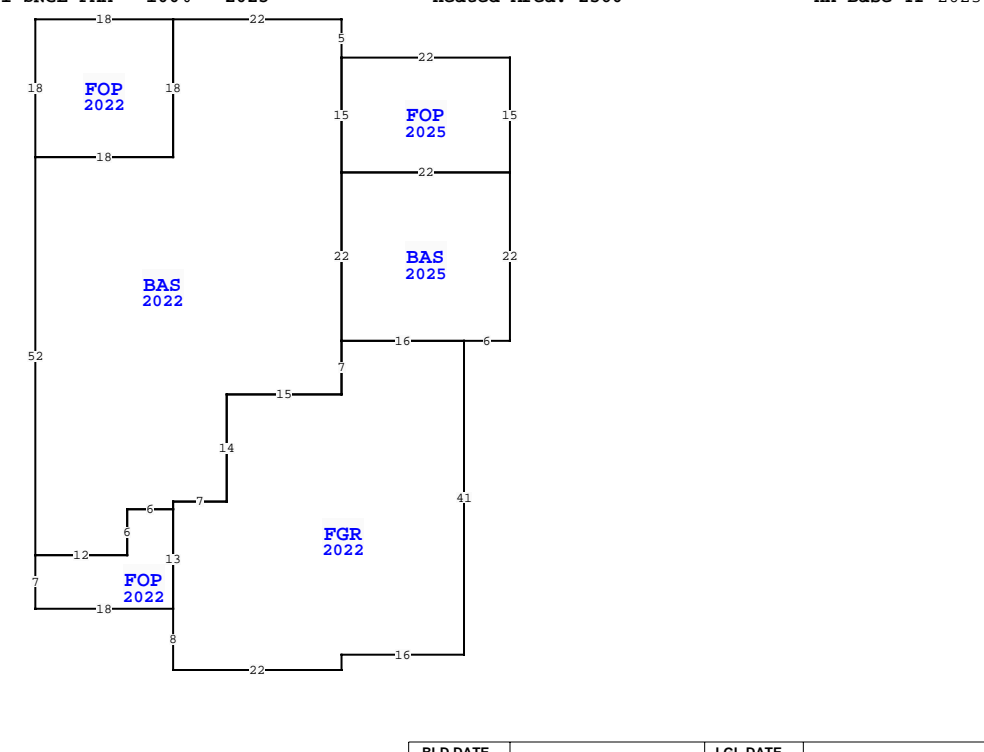


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
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	3,547	117.2655	154.79	549,040	2022	2022	0	0	0.50	99.50	



Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,076	100
BAS	484	100
FGR	1,350	55
FOP	162	30
FOP	324	30
FOP	330	30
TOTALS	4,726	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/17/2024
INC DATE		AG DATE	MLU

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
1	0811	CONCRETE B	0	100	0	1,228.00	SF	5.20	5.20	100	2022	2022
2	0861	POOL GUNIT	0	100	16	480.00	SF	85.00	85.00	100	2024	2023
3	0857	SANDSTONE/	0	100	0	1,550.00	SF	16.00	16.00	100	2024	2023
4	0462	ST/AL FNC	0	100	275	1,100.00	SF	10.00	10.00	100	2025	2024
5	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2025	2024

TOTAL OB/XF												
82,706												

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
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	200,000.00	200,000.00	200,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
Tax Group: 4	Tax Dist:	STANDARD	
BUILDING MARKET VALUE	546,295		
TOTAL MARKET OB/XF VALUE	82,706		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	829,001		
SOH/AGL Deduction	162,090		
ASSESSED VALUE	666,911		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	616,189		
TOTAL JUST VALUE	829,001		
NCON VALUE	79,106		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	696,154		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004237	ADDITION BACK PAT	120,000	04/12/2024
22018939	SWIM POOL	86,968	12/30/2022
22013398	CO ISSUED	0	08/31/2022
21008616	NEW CONSTR	351,563	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0148	2/22/2023	WD	U	I	11	100

GRANTOR: VOSS FREDERICK & CINDY
GRANTEE: WHITE LINDSEY BROOK
2589/1235 8/31/2022 WD Q I 01 611,900
GRANTOR: RIVERSIDE HOMES OF NO
GRANTEE: VOSS FREDERICK & CI

BUILDING NOTES												
BAS=[YR=2022;ORIG=0,0] W22 S18 W18 S52 E12 N6 E6 N1 E7 N14 E15 N7 N22 N15 N5 \$												
FGR=[YR=2022;ORIG=-22,77] S8 E22 N2 E16 N41 W16 S7 W15 S14 W7 S1 S13 \$												
BAS=[YR=2025;ORIG=0,42] E16 E6 N22 W22 S22 \$												
FOP=[YR=2025;ORIG=0,20] E22 N15 W22 S15 \$												
FOP=[YR=2022;ORIG=-22,0] W18 S18 E18 N18 \$												
FOP=[YR=2022;ORIG=-40,70] S7 E18 N13 W6 S6 W12 \$												

BUILDING DIMENSIONS												
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