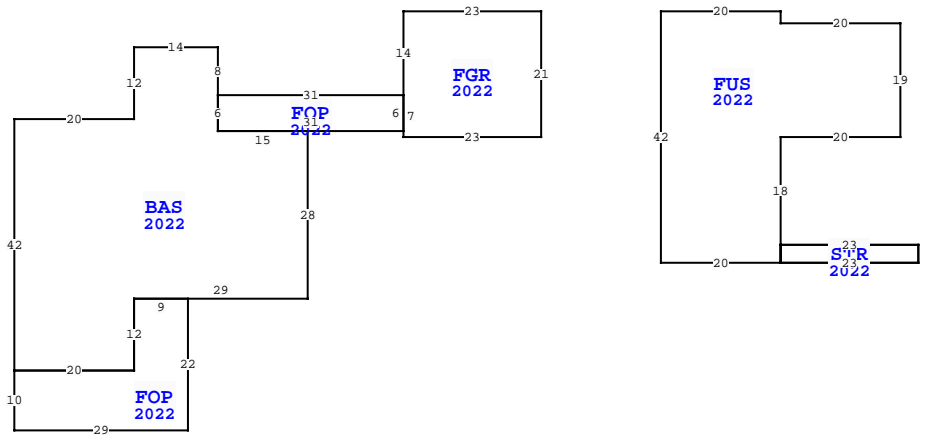


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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		
0500	01	3,447	93.8124	148.22	510,914	2022	2022	0	0	0.60	99.40		
1 SFR CUST - 100% - 2023													
Heated Area: 2999													
HX Base Yr 2023													



Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 09			
NEIGHBORHOOD/LOC	9013.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	2022	1,848	272,268
FGR	483	55	2022	266	39,190
FOP	186	30	2022	56	8,250
FOP	398	30	2022	119	17,532
FUS	1,151	100	2022	1,151	169,577
STR	69	10	2022	7	1,032
TOTALS	4,135			3,447	507,849

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	0861	POOL GUNIT	0	100	0	388.00	UT	85.00	85.00	100	2025	2024		100	32,980	
2	0855	CONC PAVER	0	100	0	1,010.00	SF	10.00	10.00	100	2025	2024		100	10,100	
3	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

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	5.10	AC		1.00	1.00	1.00	22,000.00	22,000.00	112,200							
2	009605	C	WETLANDS	100		PUD	0.00	0.00	4.46	AC		1.00	1.00	1.00	6,600.00	6,600.00	29,436							

TOTAL OB/XF															
														45,080	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		507,849	
TOTAL MARKET OB/XF VALUE		45,080	
TOTAL LAND VALUE - MARKET		141,636	
TOTAL MARKET VALUE		694,565	
SOH/AGL Deduction		88,502	
ASSESSED VALUE		606,063	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		555,341	
TOTAL JUST VALUE		694,565	
NCON VALUE		45,080	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		595,594	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240010491	RES NEW IN GROUND	81,000	09/12/2024
22000198	CO ISSUED	0	01/05/2022
20006190	NEW CONSTR	385,852	07/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2309/0843	9/30/2019	WD	Q	V	01	54,000
GRANTOR: BUTLER DAISY D						
GRANTEE: DAVIS CALVIN GLENN						
1896/0630	12/20/2013	WD	Q	V	01	39,900
GRANTOR: TUPELO PLANTATION LLC						
GRANTEE: BUTLER DAISY D						

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=2022] W23 S14 FOP=[YR=2022] W31 BAS=[YR=2022] N8 W14 S12 W20 S42 FOP=[YR=2022] S10 E29 N22 W9 S12 W20 \$ E20 N12 E29 N28 W15 N6\$ S6 E31 N6\$ S7 E23 N21\$ PTR=E20 FUS=[YR=2022] E20 S2 E20 S19 W20 S18 STR=[YR=2022] E23 S3 W23 N3\$ S3 E23 N3 W23 S3 W20 N42\$ W20\$.													