



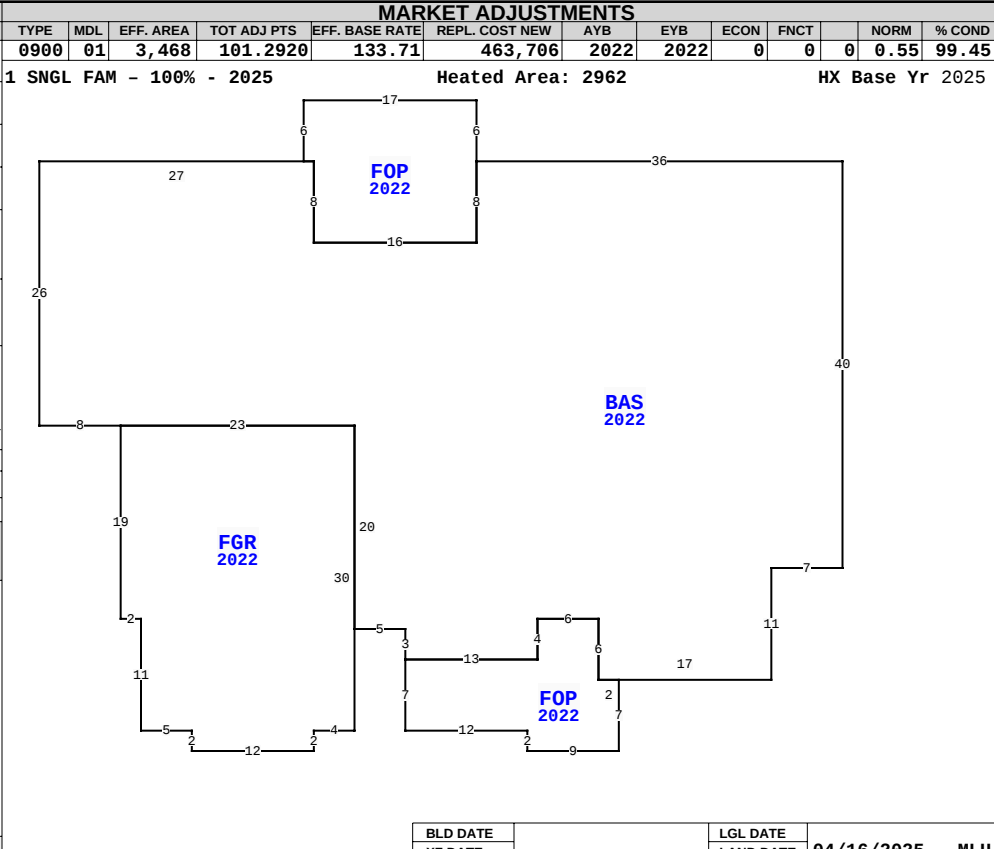
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	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

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,962	100	2022	2,962	393,871
FGR	692	55	2022	381	50,664
FOP	185	30	2022	56	7,447
FOP	230	30	2022	69	9,175
TOTALS	4,069			3,468	461,156

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,021.00	SF	4.00	4.00	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,500.00	2,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000135	C	RES NATURAL	100		OR	0.00	0.00	1.00	LT	



TOTAL OB/XF											
10,328											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	461,156		
TOTAL MARKET OB/XF VALUE	10,328		
TOTAL LAND VALUE - MARKET	53,000		
TOTAL MARKET VALUE	524,484		
SOH/AGL Deduction	0		
ASSESSED VALUE	524,484		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	473,762		
TOTAL JUST VALUE	524,484		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	531,349		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016622	CO ISSUED	0	11/07/2022
22007342	NEW CONSTR	490,327	05/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2675/1351	10/19/2023	SW	Q	I	01	619,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: BITTLE JIMMY LEE JR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W36 FOP=[YR=2022] N6 W17 S6 E1 S8 E16 N8\$ S8 W16 N8 W27 S26 E8 FGR=[YR=2022] S19 E2 S11 E5 S2 E12 N2 E4 N30 W23\$ E23 S20 E5 S3 FOP=[YR=2022] S7 E12 S2 E9 N7 W2 N6 W6 S4 W13\$ E13 N4 E6 S6 E17 N11 E7 N40\$.											