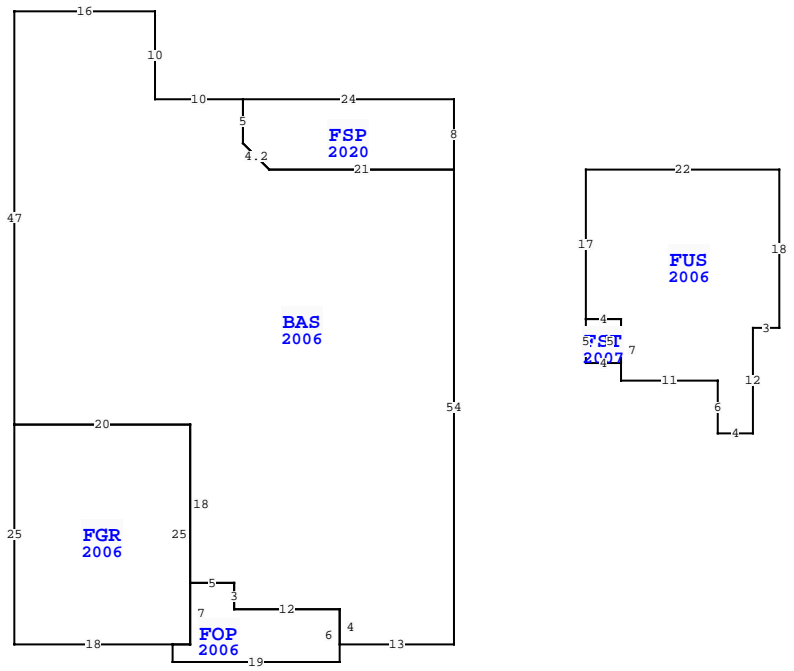


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	16	WD FR STUC	90	
Exterior Wall	20	FACE BRICK	10	
Roof Structure	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	60	
Interior Floor	11	CLAY TILE	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		3	100	
Frame	02	WOOD FRAME	100	
Stories	1.5	1.5	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4042.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	2,490	100	2006	2,490
FGR	500	55	2006	275
FOP	121	30	2006	36
FSP	188	40	2020	75
FST	20	55	2007	11
FUS	506	100	2006	506
TOTALS	3,825			3,393
				429,824

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,393	105.9840	139.90	474,681	2006	2006	0	0	9.45	90.55
1 SNGL FAM - 100% - 2021 Heated Area: 2996 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			429,824
TOTAL MARKET OB/XF VALUE			4,153
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			568,977
SOH/AGL Deduction			366,129
ASSESSED VALUE			202,848
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			152,126
TOTAL JUST VALUE			568,977
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			578,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16695	NEW CONSTR	1,900	02/01/2006
M10890	H/AC	0	01/01/2006
P10368	NEW CONSTR	0	11/01/2005
C16364	CO ISSUED	300,000	10/01/2005
R08437	REPAIR/RRF	7,000	10/01/2005
B16364	NEW CONSTR	300,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2393/1503	9/10/2020	WH Q		I	02	354,900
GRANTOR: ALTMAN ARNOLD M & RHO						
GRANTEE: HUGGARD-MCKINNEY KA						
2003/1820	9/16/2015	SW U		V	11	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: WEEKLEY HOMES LP						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	44	16	SF	6.50	6.50	100	2006
2	0810	CONCRETE A	0	100	13	3	SF	6.50	6.50	100	2006

TOTAL OB/XF											
4,153											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2025	MLU				

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2020] W24 BAS=[YR=2006] W10 N10 W16 S47 FGR=[YR=2006] S25 E18 FOP=[YR=2006] S2 E19 N6 W12 N3W5 S7 W2\$ E2 N25 W20\$ E20 S18 E5 S3 E12 S4 E13 N54 W21 U3 L3 N5\$ S5 R3 D3 E21 N8\$ PTR=E15S8 FUS=[YR=2006] S17 FST=[YR=2007] S5E4N5W4\$ E4S7E11S6E4N12E3N18W22\$ N8W15\$.											

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							