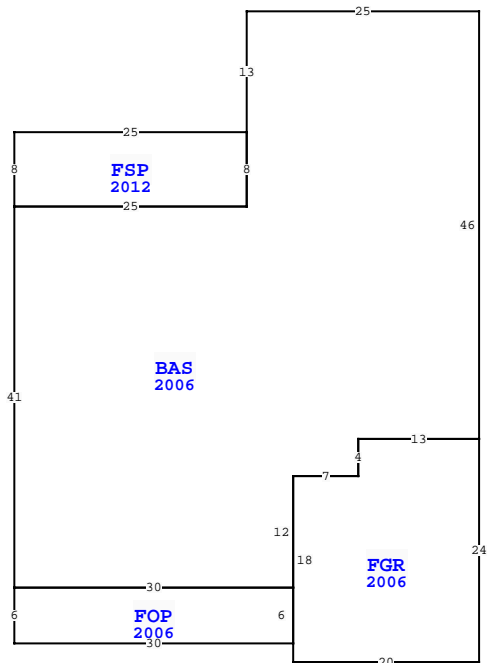


ELEMENT		CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	4	100	
Frame	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
BAS	2,283	100	2006
FGR	452	55	2006
FOP	180	30	2006
FSP	200	40	2012
FUS	459	100	2006
TOTALS	3,574		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,125	107.5480	141.96	443,625	2006	2006	0	0	9.00	91.00
1 SNGL FAM - 100% - 2025 Heated Area: 2742 HX Base Yr 2025											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	Tax Group: 4		STANDARD
BUILDING MARKET VALUE	Tax Dist:		403,699
TOTAL MARKET OB/XF VALUE			7,266
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			530,965
SOH/AGL Deduction			0
ASSESSED VALUE			530,965
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			480,243
TOTAL JUST VALUE			530,965
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			490,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17054	NEW CONSTR	2,200	04/01/2006
E17054	NEW CONSTR	2,200	04/01/2006
M11302	H/AC	0	03/01/2006
P10767	NEW CONSTR	0	02/01/2006
C16878	CO ISSUED	300,000	01/01/2006
R08757	REPAIR/RRF	5,000	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/1606	12/06/2024	WD	Q	I	02	600,000
GRANTOR: MULLIN MICHAEL S						
GRANTEE: OGUT ALI & XIMENA						
2003/1820	9/16/2015	SW	U	V	11	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: WEEKLEY HOMES LP						

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	0810	CONCRETE A	0	100	23	3		6.50	6.50	100	2006	2006	3	86	386	
2	0810	CONCRETE A	0	100	37	16		6.50	6.50	100	2006	2006	3	86	3,309	
3	0462	ST/AL FNC	0	100	130	0		10.00	10.00	100	2012	2012	3	64	3,328	
4	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2012	2012	3	81	243	
TOTAL OB/XF 7,266																

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	200,000.00	120,000.00	120,000							