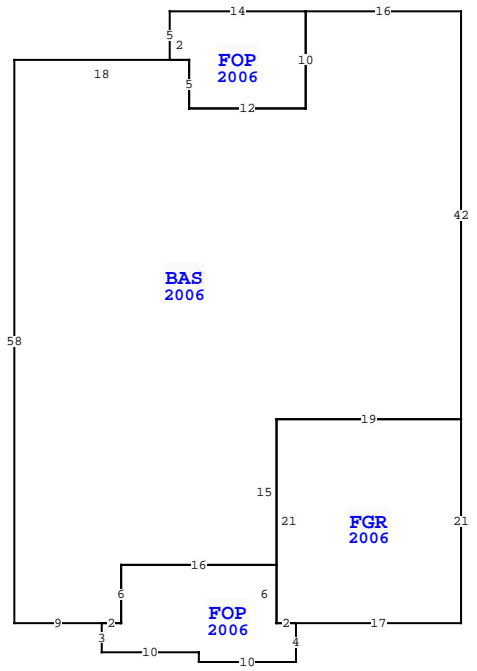


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2.5	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	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	2,193	100	2006
FGR	399	55	2006
FOP	130	30	2006
FOP	166	30	2006
TOTALS	2,888		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,501	110.3040	145.60	364,146	2006	2006	0	0	9.00	91.00
1 SNGL FAM - 100% - 2010 Heated Area: 2193 HX Base Yr 2010											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			331,373
TOTAL MARKET OB/XF VALUE			3,746
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			455,119
SOH/AGL Deduction			273,594
ASSESSED VALUE			181,525
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			130,803
TOTAL JUST VALUE			455,119
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			418,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11148	H/AC	0	03/01/2006
E16825	NEW CONSTR	1,950	02/01/2006
P10612	NEW CONSTR	0	01/01/2006
C16731	CO ISSUED	300,000	12/01/2005
R08643	REPAIR/RRF	5,000	12/01/2005
B16731	NEW CONSTR	300,000	12/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/1144	7/14/2025	QC	U	I	11	100
GRANTOR: GUY ELLEN						
GRANTEE: GUY ELLEN						
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	40	16			6.50	100	2006
2	0810	CONCRETE A	0	100	10	3			6.50	100	2006
TOTALS											

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W16 FOP=[YR=2006] W14 S5 E2 S5 E12N10\$ S10 W12 N5W18 S5E9 FOP=[YR=2006] S3E10S1E10N4 FGR=[YR=2006] E17 N21 W19 S21E2\$ W2N6 W16S6 W2\$ E2N6E16N15E19N42\$.	

LAND DESCRIPTION												TOTAL OB/XF												
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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	200,000.00	120,000.00	120,000							