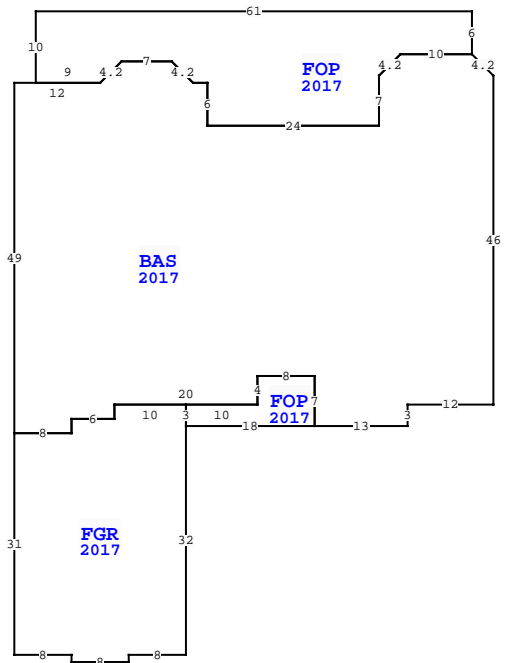


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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	04
NEIGHBORHOOD/LOC	4042.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,007	100	2017
FGR	804	55	2017
FOP	86	30	2017
FOP	677	30	2017
TOTALS	4,574		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,678	134.9883	213.28	784,444	2017	2017	0	0	3.50	96.50
1 SFR CUST - 100% - 2018 Heated Area: 3007 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			756,988
TOTAL MARKET OB/XF VALUE			8,537
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			965,525
SOH/AGL Deduction			529,969
ASSESSED VALUE			439,556
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			388,834
TOTAL JUST VALUE			965,525
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			896,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633254	CO ISSUED	0	04/28/2017
B1633254	NEW CONSTR	392,807	10/21/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/1818	4/28/2017	WD Q		I	01	421,800
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: HENSON MIKE A & WIL						
2046/1895	5/16/2016	SW U		V	37	138,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMELIA NATIONAL CON						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2017
2	0812	CONCRETE C	0	100	0	1,339.00	SF	4.00	4.00	100	2017

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2017] U3 L3 FOP=[YR=2017] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10\$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2017] S31 E8 S1 E8 N1 E8 N32 FOP=[YR=2017] E18 N7 W8 S4 W10 S3\$ N3 W10 S2 W6 S2 W8\$ E8 N2 E6 N2 E20 N4 E8 S7 E13 N3 E12 N46 \$.	

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							