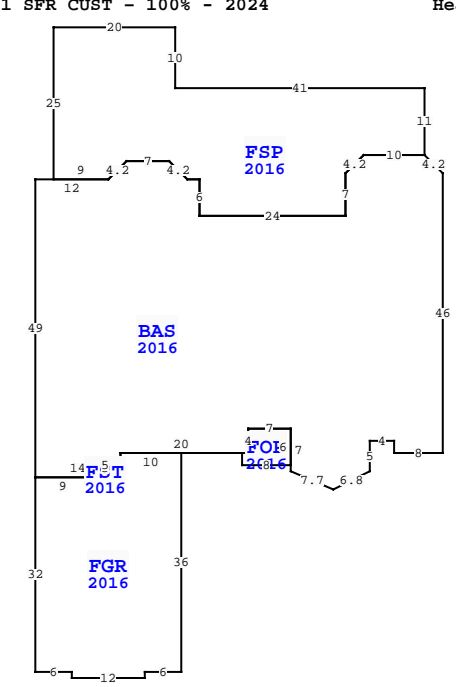


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	3,035	100	2016
FGR	830	55	2016
FOP	44	30	2016
FSP	1,182	40	2016
FST	10	55	2016
TOTALS	5,101		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2024	Heated Area: 3035					HX	Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			769,936
TOTAL MARKET OB/XF VALUE			20,841
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			990,777
SOH/AGL Deduction			43,307
ASSESSED VALUE			947,470
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			896,748
TOTAL JUST VALUE			990,777
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			920,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631651	CO ISSUED	0	06/15/2016
B1631651	NEW CONSTR	407,325	01/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/0298	6/06/2019	WD Q	Q	I	01	570,000
GRANTOR: OWENS DANIEL E & BARB						
GRANTEE: ROBISON DAVID M & L						
2055/1408	6/23/2016	WD Q	Q	I	01	494,800
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: OWENS DANIEL E & BA						

EXTRA FEATURES																
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	0500	FP-PRE FAB	0	100	0	2.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	6,790	
2	0855	CONC PAVER	0	100	0	1,479.00	SF	10.00	10.00	100	2016	2016	3	95	14,051	

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

BUILDING DIMENSIONS														
BAS=[YR=2016] U3 L3 FSP=[YR=2016] N11 W41 N10 W20 S25 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=2016] S32 E6 S1 E12 N1 E6 N36 W10 S2 FST=[YR=2016] S2 W5 N2 E5\$ W5 S2 W9\$ E14 N4 E20 FOP=[YR=2016] S2 E8 N6 W7 S4 W1\$ E1 N4 E7 S7 D3 R7 R6 U3 N5 E4 S2 E8 N46\$.														

LAND DESCRIPTION		TOTAL OB/XF															20,841							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPTH 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							