



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

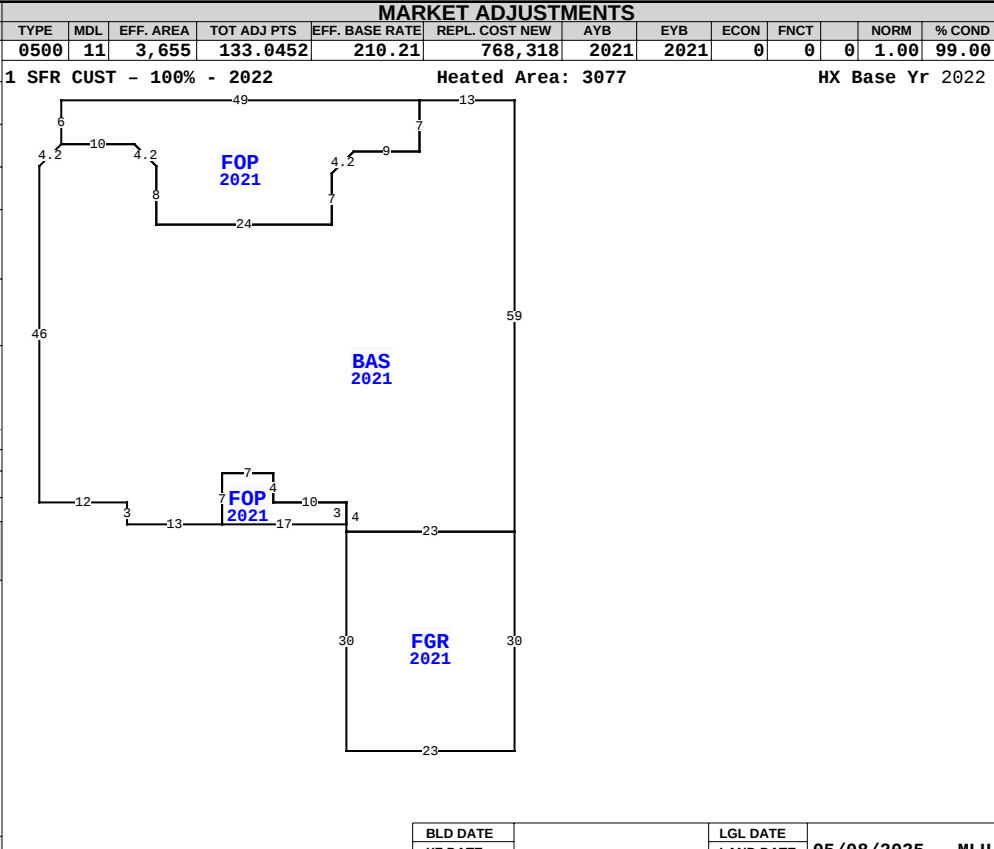
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,077	100	2021	3,077	640,348
FGR	690	55	2021	380	79,081
FOP	79	30	2021	24	4,995
FOP	579	30	2021	174	36,211
TOTALS	4,425			3,655	760,635

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,626.00	SF	10.00
2	0911	SCRN RM A	0	100	0	0	1,248.00	SF	17.50
3	0855	CONC PAVER	0	100	0	0	779.00	SF	10.00
4	0861	POOL GUNIT	0	100	0	0	469.00	SF	85.00
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
83,852									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
83,852									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
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VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					760,635				
TOTAL MARKET OB/XF VALUE					83,852				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					1,044,487				
SOH/AGL Deduction					291,202				
ASSESSED VALUE					753,285				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					702,563				
TOTAL JUST VALUE					1,044,487				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					976,861				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005349	ADDITION	20,000	04/06/2022
22001257	SWIM POOL	130,000	01/21/2022
C2005470	CO ISSUED	0	03/15/2021
B2005470	NEW CONSTR	425,393	08/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2690/1227	1/23/2024	QC	U	I	11	100	
GRANTOR:ARNONE GARY L & RAIZA							
GRANTEE: HERRERA-ARNONE RAIZ							
2444/1583	3/18/2021	WD	Q	I	02	652,500	
GRANTOR: FF FLORIDA RESIDENTIA							
GRANTEE: ARNONE GARY L & RAI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W13 FOP=[YR=2021] W49 S6 E10 D3 R3 S8 E24 N7 U3 R3 E9 N7\$ S7 W9 L3 D3 S7 W24 N8 U3 L3 W10 D3 L3 S46 E12 S3 E13 FOP=[YR=2021] E17 N3 W10 N4 W7 S7\$ N7 E7 S4 E10 S4 FGR=[YR=2021] S30 E23 N30 W23\$ E23 N59\$.									