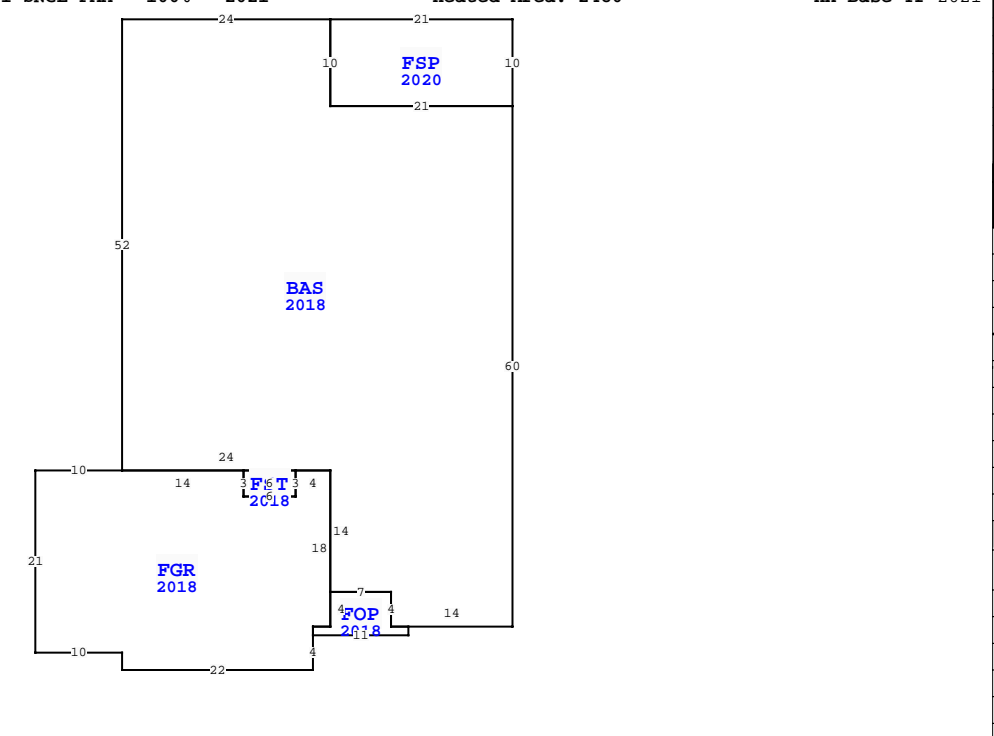


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,990	108.8520	143.68	429,603	2018	2018	0	0	0	3.00	97.00



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4041.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2018	2,480	345,636
FGR	734	55	2018	404	56,306
FOP	39	30	2018	12	1,672
FSP	210	40	2020	84	11,707
FST	18	55	2018	10	1,394
TOTALS	3,481			2,990	416,715

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			416,715
TOTAL MARKET OB/XF VALUE			46,632
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			548,347
SOH/AGL Deduction			289,010
ASSESSED VALUE			259,337
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			208,615
TOTAL JUST VALUE			548,347
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			519,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2011564	SCRN ENCLRSRE	16,735	11/23/2020
B2005070	SWIM POOL	45,918	08/01/2020
C1806423	CO ISSUED	0	03/04/2019
B1806423	NEW CONSTR	336,954	06/21/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2748/1212	10/31/2024	SW	U	I	11	100

GRANTOR: O'HERON MICHAEL K & C
GRANTEE: O'HERON FAMILY REVO
2350/1634 3/27/2020 WD Q I 02 352,000
GRANTOR: BENNETT BRENDA A & WE
GRANTEE: O'HERON MICHAEL K &

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	0811	CONCRETE B	0	100	0	930.00	SF	5.20	5.20	100	2018	2018	3	97	4,691	
2	0810	CONCRETE A	0	100	0	42.00	SF	6.50	6.50	100	2018	2018	3	97	265	
3	0861	POOL GUNIT	0	100	24	288.00	SF	85.00	85.00	100	2020	2020	3	90	22,032	
4	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	
5	0855	CONC PAVER	0	100	0	405.00	SF	10.00	10.00	100	2020	2020	3	98	3,969	
6	0911	SCRN RM A	0	100	33	693.00	SF	17.50	17.50	100	2020	2020	3	86	10,430	
7	0462	ST/AL FNC	0	100	90	360.00	SF	10.00	10.00	100	2020	2020	3	90	3,240	
8	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2020] W21 BAS=[YR=2018] W24 S52 FGR=[YR=2018] W10 S21 E10 S2 E22 N4 FOP=[YR=2018] E11 N1 W2 N4 W7 S4 W2 S1\$ N1 E2 N18 W4 FST=[YR=2018] W6 S3 E6 N3\$ S3 W6 N3 W14\$ E24 S14 E7 S4 E14 N60 W21 N10\$ S10 E21 N10\$.	

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							