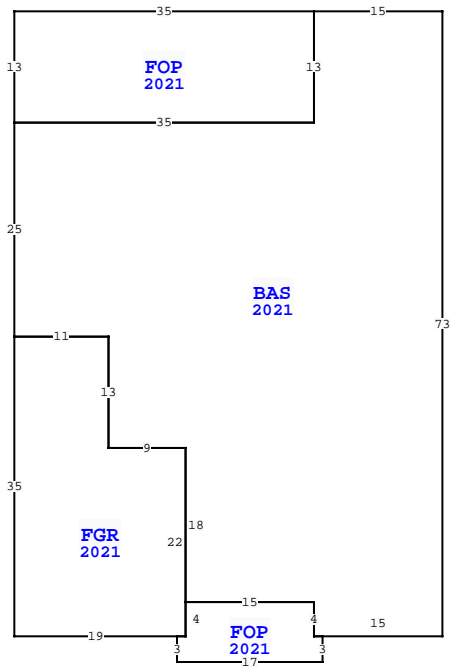


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	60		
Interior Floo	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		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	2,552	100	2021	2,552	436,298
FGR	583	55	2021	321	54,879
FOP	111	30	2021	33	5,642
FOP	455	30	2021	136	23,251
TOTALS	3,701			3,042	520,070

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%	- 2022								
Heated Area: 2552						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			520,070
TOTAL MARKET OB/XF VALUE			14,509
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			669,579
SOH/AGL Deduction			199,823
ASSESSED VALUE			469,756
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			419,034
TOTAL JUST VALUE			669,579
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			675,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106839	CO ISSUED	0	12/23/2021
B2106839	NEW CONSTR	380,296	05/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/1496	12/30/2021	SW	Q	I	01	678,900

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	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0855	CONC PAVER	0	100	0	661.00	SF	10.00	10.00	100	2021	2021	3	99	6,544	
3	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	90	4,500	
TOTAL OB/XF 14,509																

BUILDING NOTES			
GRANTOR: FF FLORIDA RESIDENTIA			
GRANTEE: MURPHY RYAN & AMAND			
2457/1112	4/28/2021	SW U V	30
GRANTOR: AMELIA NATIONAL ENTER			
GRANTEE: FF FLORIDA RESIDENT			

BUILDING DIMENSIONS			
BAS=[YR=2021] W15 FOP=[YR=2021] W35 S13 E35 N13\$ S13 W35 S25			
FGR=[YR=2021] S35 E19 FOP=[YR=2021] S3 E17 N3 W1 N4 W15 S4			
W1\$ E1 N22 W9 N13 W11\$ E11 S13 E9 S18 E15 S4 E15 N73\$.			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	135,000.00	135,000.00	135,000							