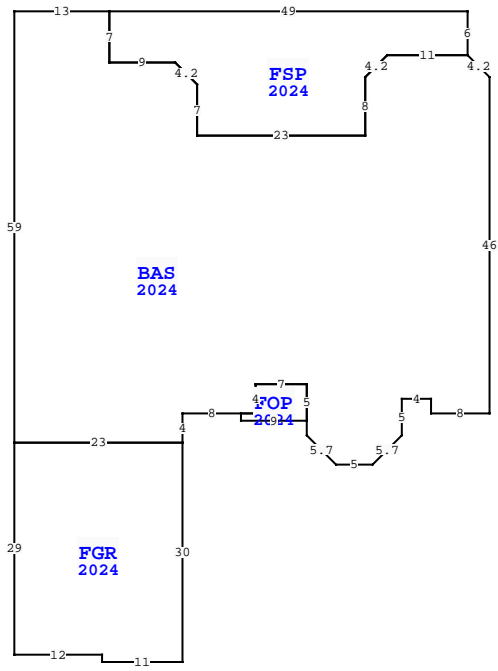


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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	3,116	100	2024
FGR	678	55	2024
FOP	37	30	2024
FSP	568	40	2024
TOTALS	4,399		

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%	- 2025								
					Heated Area: 3116	HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			585,102
TOTAL MARKET OB/XF VALUE			10,240
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			795,342
SOH/AGL Deduction			43,712
ASSESSED VALUE			751,630
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			700,908
TOTAL JUST VALUE			795,342
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			722,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008443	PRIVATE PROVIDER	584,361	07/18/2024
P230005740	NEW SFR HTD 3099	584,361	05/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/1298	7/26/2024	SW	Q	I	01	925,700

GRANTOR: FF FLORIDA RESIDENTIA
GRANTEE: MACGREGOR ANDREW
2638/584 5/10/2023 SW U V 30 7,893,600
GRANTOR: AMELIA NATIONAL ENTER
GRANTEE: FF FLORIDA RESIDENT

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=71,10] U3L3 W11 D3L3 S8 W23 N7 U3L3 W9 N7 W13 S59 E23 N4 E8 E2 N4 E7 S5 S2 D4R4 E5 U4R4 N5 E4 S2 E8 N46 \$	
FGR=[YR=2024;ORIG=6,60] E23 S30 W11 N1 W12 N29 \$	
FSP=[YR=2024;ORIG=19,1] S7 E9 D3R3 S7 E23 N8 U3R3 E11 N6 W49 \$	
FOP=[YR=2024;ORIG=37,57] E9 N5 W7 S4 W2 S1 \$	

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	0501	FP-AVERAGE	0	100	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
2	0812	CONCRETE C	0	100	0	1,310.00	SF	4.00	4.00	100	2024	2023		100	5,240	

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	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									