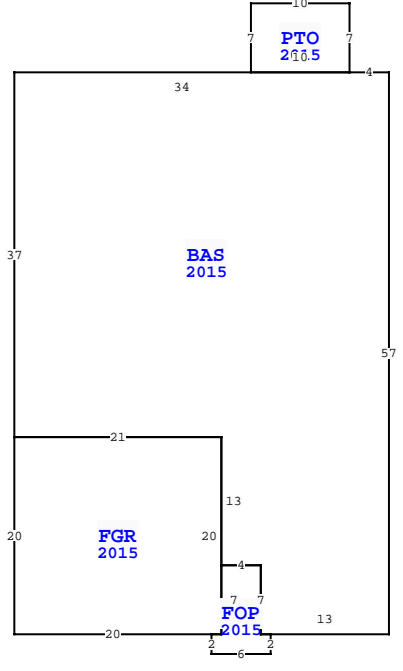




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE 70		
Exterior Wall	10		ABOVE AVG 30		
Roof Structure	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	14		CARPET 70		
Interior Floor	08		SHT VINYL 30		
Air Condition	03		CENTRAL 100		
Heating Type	04		AIR DUCTED 100		
Bedrooms			3 100		
Bathrooms			2 100		
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	4144.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	2015	1,718	172,779
FGR	420	55	2015	231	23,232
FOP	40	30	2015	12	1,207
PTO	70	5	2015	4	402
TOTALS	2,248			1,965	197,619

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 0% - 2024 Heated Area: 1718 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			197,619
TOTAL MARKET OB/XF VALUE			3,063
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			285,682
SOH/AGL Deduction			0
ASSESSED VALUE			285,682
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			285,682
TOTAL JUST VALUE			285,682
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531031	CO ISSUED	0	12/04/2015
B1531031	NEW CONSTR	212,191	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/1711	3/21/2023	WD Q	Q	I	01	340,000
GRANTOR: HYATT MARK W & CHERYL						
GRANTEE: PROGRESS JACKSONVIL						
2626/1281	3/21/2023	WD U	U	I	11	100
GRANTOR: HYATT MARK W & CHERYL						
GRANTEE: PROGRESS JACKSONVIL						

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	0	0	590.00	SF	5.20	5.20	100	2015	2015	3	95	2,915	
2	0810	CONCRETE A	0	0	0	24.00	SF	6.50	6.50	100	2015	2015	3	95	148	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W4 PTO=[YR=2015] N7 W10 S7 E10\$ W34 S37	
FGR=[YR=2015] S20 E20 FOP=[YR=2015] S2 E6 N2 W1 N7 W4 S7 W1\$	
E1 N20 W21\$ E21 S13 E4 S7 E13 N57\$.	

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 T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							