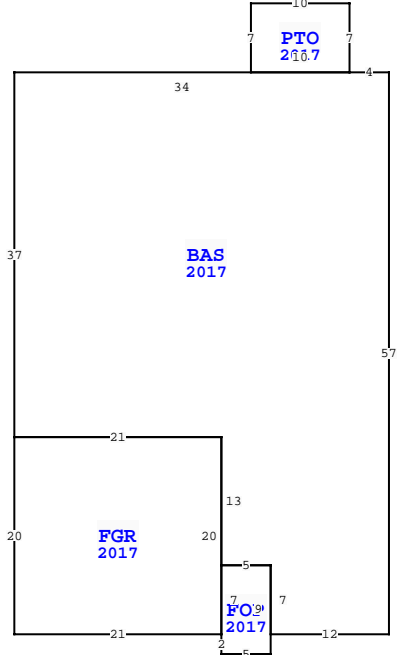


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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		4144.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,711	100	2017
FGR	420	55	2017
FOP	45	30	2017
PTO	70	5	2017
TOTALS	2,246		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 0	106.82	209,367	2017	2017	0	0	3.00	97.00	
Heated Area: 1711 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		203,086	
TOTAL MARKET OB/XF VALUE		3,110	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		291,196	
SOH/AGL Deduction		25,532	
ASSESSED VALUE		265,664	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		265,664	
TOTAL JUST VALUE		291,196	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		281,759	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004515	CO ISSUED	0	05/22/2017
B1700932	NEW CONSTR	214,327	02/07/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2221/1294	8/29/2018	WD Q	Q	I	01	217,000
GRANTOR: PONDER CAMERON T & CH						
GRANTEE: AH4R PROPERTIES LLC						
2133/1642	7/14/2017	SW Q	Q	I	01	185,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PONDER CAMERON T						

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	623.00	SF	5.20	5.20	100	2017	2017	3	96	3,110	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2017;ORIG=0,0] W4 W34 S37 E21 S13 E5 S7 E12 N57 \$	
FGR=[YR=2017;ORIG=-38,37] S20 E21 N20 W21 \$	
PTO=[YR=2017;ORIG=-4,0] N7 W10 S7 E10 \$	
POP=[YR=2017;ORIG=-17,57] S2 E5 N9 W5 S7 \$	

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	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							