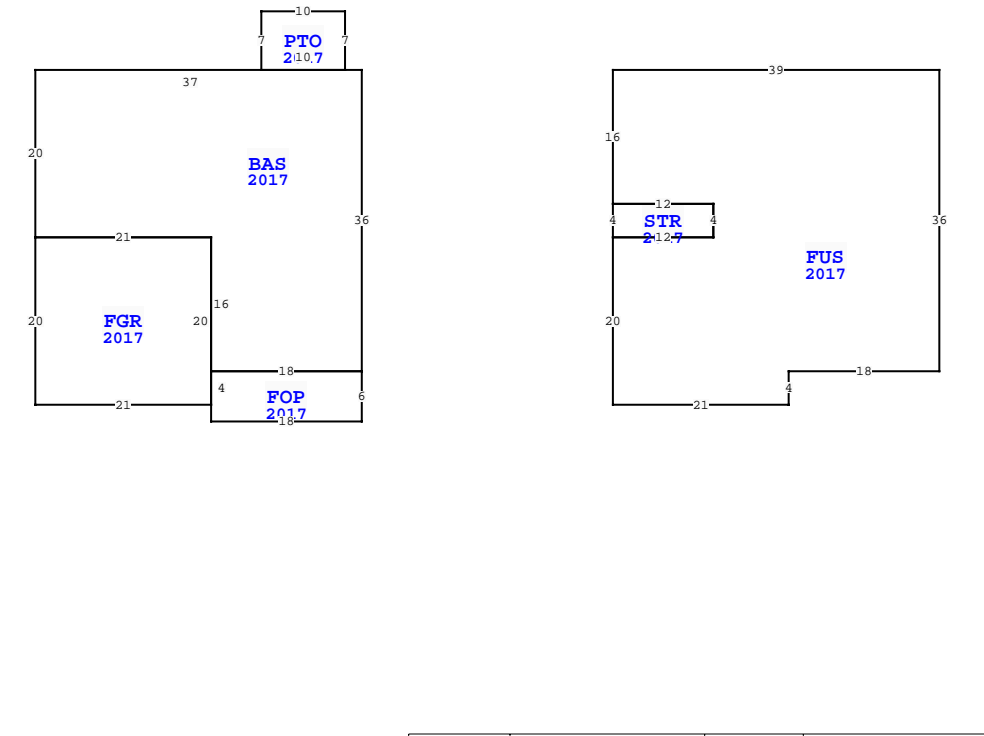


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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			
0100	01	2,780	104.6400	104.64	290,899	2017	2017	0	0	0	3.00	97.00		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		282,172	
TOTAL MARKET OB/XF VALUE		2,771	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		369,943	
SOH/AGL Deduction		0	
ASSESSED VALUE		369,943	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		314,221	
TOTAL JUST VALUE		369,943	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		360,721	

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	2017	1,068	108,403
FGR	420	55	2017	231	23,447
FOP	108	30	2017	32	3,248
FUS	1,440	100	2017	1,440	146,162
PTO	70	5	2017	4	406
STR	48	10	2017	5	507
TOTALS	3,154			2,780	282,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004654	CO ISSUED	0	05/25/2017
B1700934	NEW CONSTR	304,913	02/07/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/0074	8/31/2022	WD Q	Q	I	01	435,000
GRANTOR: BRYANT DOUGLAS L JR &						
GRANTEE: LOPEZ SAMMY						
2127/1322	6/16/2017	SW Q	Q	I	01	223,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BRYANT DOUGLAS L JR						

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	555.00	SF	5.20	5.20	100	2017	2017	3	96	2,771	

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

BUILDING DIMENSIONS			
BAS=[YR=2017] W2 PTO=[YR=2017] N7 W10 S7 E10\$ W37 S20			
FGR=[YR=2017] S20 E21 FOP=[YR=2017] S2 E18 N6 W18 S4\$ N20			
W21\$ E21 S16 E18 N36\$ PTR= E30 FUS=[YR=2017] E39 S36 W18 S4			
W21 N20 STR=[YR=2017] N4 E12 S4 W12\$ E12 N4 W12 N16\$ W30\$.			

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							