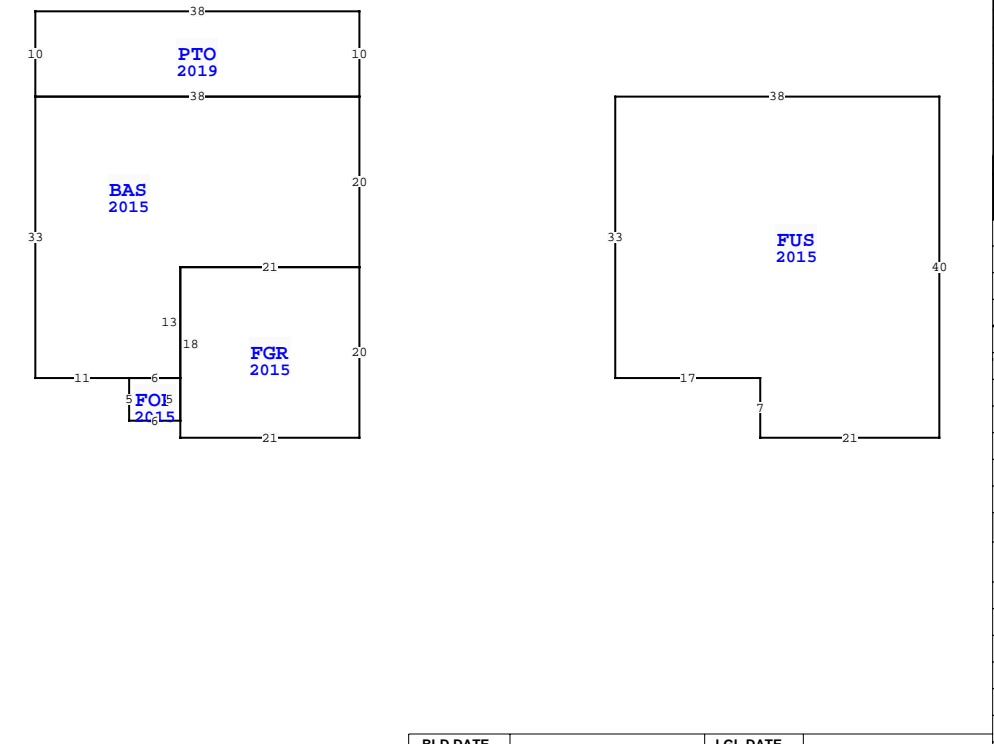


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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	2,641	103.6800	103.68	273,819	2015	2015	0	0	0	4.00	96.00



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	981	100	2015	981	97,642
FGR	420	55	2015	231	22,992
FOP	30	30	2015	9	896
FUS	1,401	100	2015	1,401	139,446
PTO	380	5	2019	19	1,891
TOTALS	3,212			2,641	262,866

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE				262,866
TOTAL MARKET OB/XF VALUE				9,502
TOTAL LAND VALUE - MARKET				85,000
TOTAL MARKET VALUE				357,368
SOH/AGL Deduction				110,865
ASSESSED VALUE				246,503
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				195,781
TOTAL JUST VALUE				357,368
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				348,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529946	NEW CONSTR	274,395	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2235/0721	11/05/2018	WD	Q	I	01	245,000
GRANTOR: HOUTZ JUSTIN M & KELL						
GRANTEE: DONNELLY JERMAINE M						
2025/1061	1/21/2016	SW	Q	I	01	189,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HOUTZ JUSTIN M & KE						

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	0	636.00	SF	5.20	5.20	100	2015	2015	3	95	3,142	
2	0476	VF 6 SBPL	0	100	0	0	95.00	LF	32.00	32.00	100	2016	2016	3	89	2,706	
3	0470	VNVL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
4	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2016	2016	3	78	3,120	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

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

BUILDING DIMENSIONS									
PTO=[YR=2019] N10 W38 S10 E38\$ BAS=[YR=2015] W38 S33 E11									
FOP=[YR=2015] S5 E6 FGR=[YR=2015] S2 E21 N20 W21 S18\$ N5 W6									
\$ E6 N13 E21 N20 \$ PTR= E30 FUS=[YR=2015] E38 S40 W21 N7 W17									
N33 \$ W30 \$.									

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							