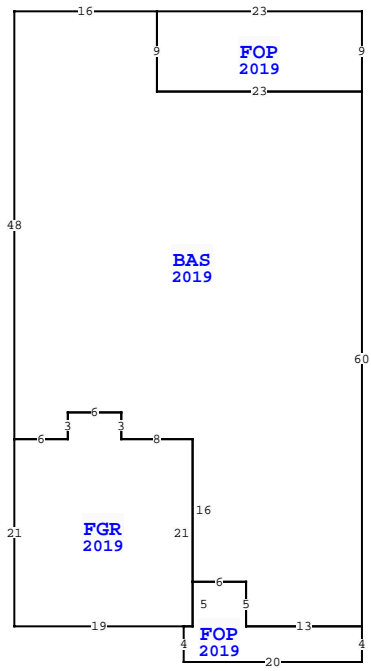




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	13	LVT/LAMMT	50		
Interior Floo	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4089.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	2019	2,016	238,544
FGR	438	55	2019	241	28,516
FOP	110	30	2019	33	3,904
FOP	207	30	2019	62	7,336
TOTALS	2,771			2,352	278,300

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,352	120.7360	120.74	283,980	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2021										Heated Area: 2016	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			278,300
TOTAL MARKET OB/XF VALUE			4,740
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			358,040
SOH/AGL Deduction			97,991
ASSESSED VALUE			260,049
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			209,327
TOTAL JUST VALUE			358,040
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904818	CO ISSUED	0	10/21/2019
B1904818	NEW CONSTR	274,307	05/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/0075	10/25/2019	SW	Q	I	01	291,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DAVILA JOSE LUIS						
2272/1964	5/02/2019	WD	Q	V	05	285,000
GRANTOR: NASSAU PARTNERS LLC						
GRANTEE: D R HORTON INC-JACK						

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	0810	CONCRETE A	0	100	9	3			6.50	100	2019	2019	3	97	170	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2019	2019	3	97	4,570	
TOTALS															4,740	

BLD DATE		03/03/2023	NW	LGL DATE		05/17/2023	MLU
XF DATE				LAND DATE			
INC DATE				AG DATE			

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2019] W23 BAS=[YR=2019] W16 S48 FGR=[YR=2019] S21 E19 FOP=[YR=2019] S4 E20 N4 W13 N5 W6 S5 W1\$ E1 N21 W8 N3 W6\$ E6 N3 E6 S3 E8 S16 E6 S5 E13 N60 W23 N9\$ S9 E23 N9\$.	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							