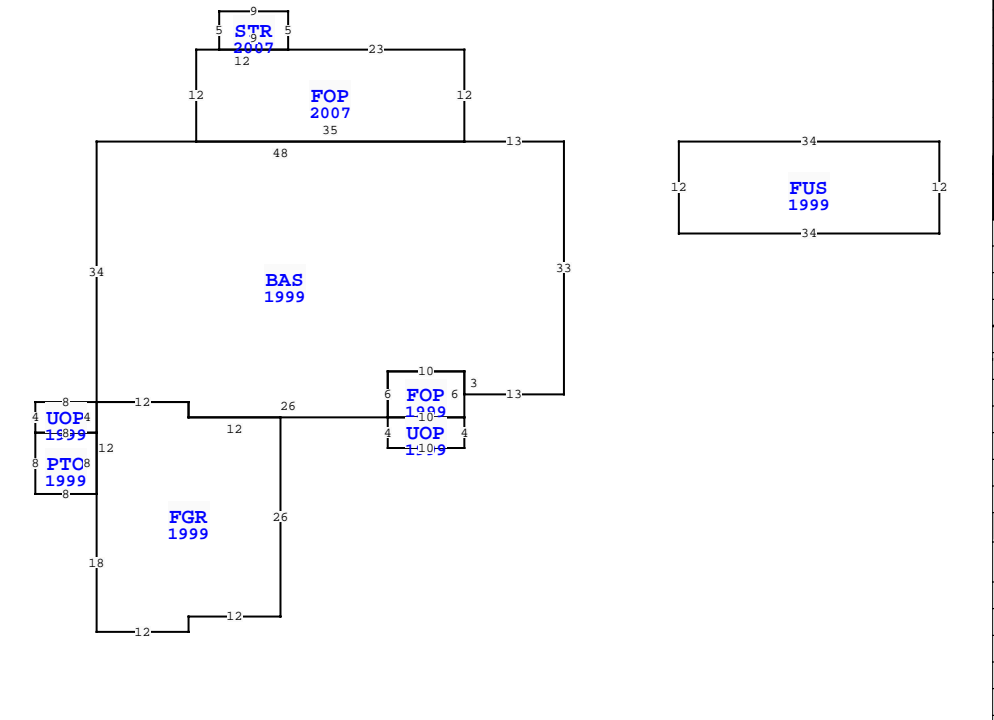


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	31 HARDIE BRD 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,016	107.7320	170.22	513,384	1999	1999	0	0	12.45	87.55

NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		449,468
TOTAL MARKET OB/XF VALUE		14,167
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		813,635
SOH/AGL Deduction		431,217
ASSESSED VALUE		382,418
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		331,696
TOTAL JUST VALUE		813,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		803,435



Quality					
DOR CODE	SINGLE FAMILY				
MAP NUM	MKT AREA				
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,073	100	1999	2,073	308,934
FGR	672	55	1999	370	55,140
FOP	60	30	1999	18	2,683
FOP	420	30	2007	126	18,778
FUS	408	100	1999	408	60,803
PTO	64	5	1999	3	447
STR	45	10	2007	4	596
UOP	32	20	1999	6	894
UOP	40	20	1999	8	1,192
TOTALS	3,814			3,016	449,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2007998	REPAIR/RRF	27,104	09/01/2020
9805314	NEW CONSTR	126,443	08/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1704/0152	7/06/2010	WD	U	I	30	100

GRANTOR: FURSE THOMAS W & CARO
GRANTEE: FURSE THOMAS W & CA
0781/0355 1/02/1997 WD Q V 41,000
GRANTOR: AMELIA ISLAND COMAPNY
GRANTEE: FURSE THOMAS W & CA

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	03/19/2024 MLU

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	4	SF	6.50	6.50	100	1999	1999	3	75	176	
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1999	1999	3	75	13,991	

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS=[YR=1999] W13 FOP=[YR=2007] N12 W23 STR=[YR=2007] N5 W9 S5 E9 S W12 S12 E35 S W48 S34 UOP=[YR=1999] W8 S4 PTO=[YR=1999] S8 E8 FGR=[YR=1999] S18 E12 N2 E12 N26 W12 N2 W12 S12 S N8 W8 S E8 N4 S E12 S2 E26 UOP=[YR=1999] S4 E10 N4 FOP=[YR=1999] N6 W10 S6 E10 S W10 S N6 E10 S3 E13 N33 S PTR=E15 FUS=[YR=1999] E34 S12 W34 N12 S W15 S .	

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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							