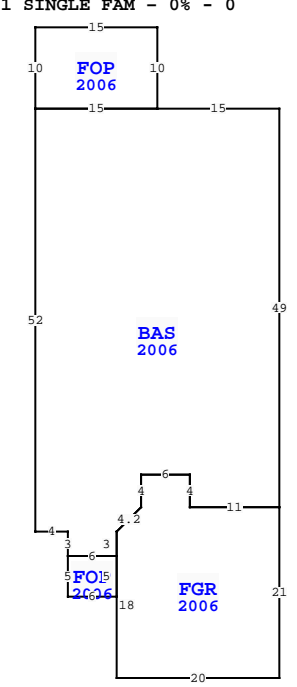


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,499	100	2006
FGR	440	55	2006
FOP	30	30	2006
FOP	150	30	2006
TOTALS	2,119		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,795	114.3450	114.34	205,240	2006	2006	0	0	0	8.65	91.35
1 SINGLE FAM - 0% - 0												
Heated Area: 1499												
HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			187,487
TOTAL MARKET OB/XF VALUE			4,293
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			256,780
SOH/AGL Deduction			19,104
ASSESSED VALUE			237,676
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			237,676
TOTAL JUST VALUE			256,780
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,966

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2117/0918	4/28/2017	SW U	I 11
GRANTOR: IH3 PROPERTY FLORIDA			
GRANTEE: 2017 1 IH BORROWER			
1908/1782	3/14/2014	WD Q	I 01
GRANTOR: CRUZ GILBERTO & JESER			
GRANTEE: IH3 PROPERTY FLORID			

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
1	0810	CONCRETE A	0	0 45 16	720.00	SF	6.50	6.50	100	2006	2006	3
2	0810	CONCRETE A	0	0 16 3	48.00	SF	6.50	6.50	100	2006	2006	3

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			
05/13/2025 MLU			

BUILDING DIMENSIONS			
FGR=[YR=2006] N21 BAS=[YR=2006] N49 W15 FOP=[YR=2006] N10 W15 S10 E15\$W15 S52 E4 S3 FOP=[YR=2006] S5 E6 N5 W6\$ E6 N3 U3 R3 N4 E6 S4 E11\$W11 N4 W6 S4 D3 L3 S18 E20\$.			

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	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								