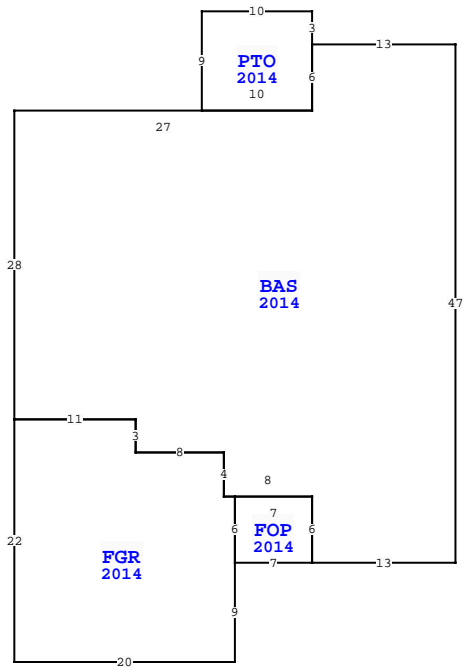




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	33	AVERAGE	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	1,447	100	2014
FGR	409	55	2014
FOP	42	30	2014
PTO	90	5	2014
TOTALS	1,988		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2025									
				Heated Area: 1447								
					HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		198,792	
TOTAL MARKET OB/XF VALUE		3,236	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		267,028	
SOH/AGL Deduction		0	
ASSESSED VALUE		267,028	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		267,028	
TOTAL JUST VALUE		267,028	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,992	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428170	CO ISSUED	0	06/23/2014
B1428170	NEW CONSTR	179,366	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/933	9/03/2024	SW	Q	I	01	298,000
GRANTOR: WGH FLORIDA LLC						
GRANTEE: HUYNH RICKY THINH						
1892/0092	11/20/2013	WD	Q	V	01	20,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: WGH FLORIDA LLC						

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	0811	CONCRETE B	0	0	662.00	SF	5.20	5.20	100	2014	2014	3
TOTAL OB/XF 3,236												

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2014] W13 PTO=[YR=2014] N3 W10 S9 E10 N6 \$ S6 W27	
S28 FGR=[YR=2014] S22 E20 N9 FOP=[YR=2014] E7 N6 W7 S6 \$ N6	
W1 N4 W8 N3 W11 \$ E11 S3 E8 S4 E8 S6 E13 N47 \$.	

LAND DESCRIPTION		TOTAL OB/XF 3,236																						
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	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							