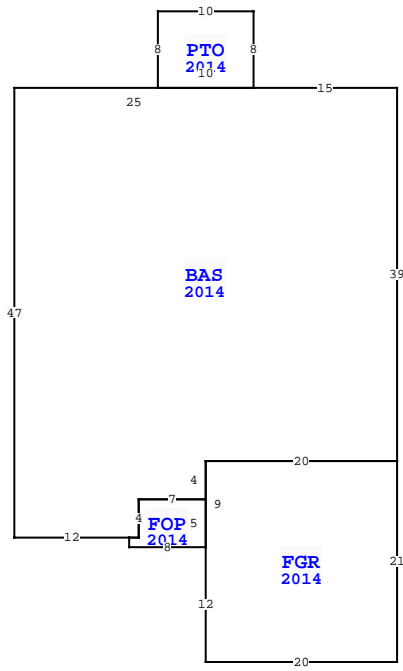


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating 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	1,692	100	2014
FGR	420	55	2014
FOP	36	30	2014
PTO	80	5	2014
TOTALS	2,228		

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: 1692			HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			210,105
TOTAL MARKET OB/XF VALUE			4,155
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			279,260
SOH/AGL Deduction			0
ASSESSED VALUE			279,260
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			279,260
TOTAL JUST VALUE			279,260
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428166	CO ISSUED	0	06/23/2014
B1428166	NEW CONSTR	207,991	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/1813	7/31/2024	SW	Q	I	02	283,500
GRANTOR: WGH FLORIDA LLC						
GRANTEE: HAYS EUGENE T & VIR						
1892/0095	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	0810	CONCRETE A	0	0	0	0	6.50	6.50	100	2014	2014	3

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

BUILDING DIMENSIONS												
BAS=[YR=2014] W15 PTO=[YR=2014] N8 W10 S8 E10 \$ W25 S47 E12												
FOP=[YR=2014] S1 E8 FGR=[YR=2014] S12 E20 N21 W20 S9 \$ N5												
W7 S4 W1 \$ E1 N4 E7 N4 E20 N39 \$.												

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	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								