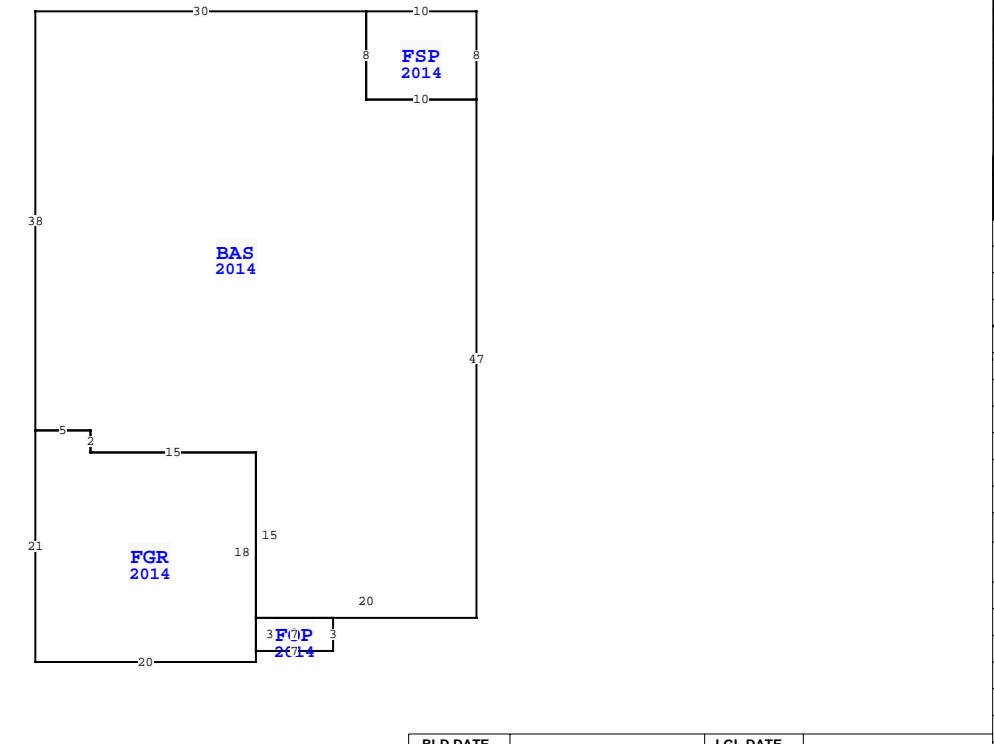




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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	
0100	01	2,062	120.4959	120.50	248,471	2014	2014	0	0	0	4.65	95.35



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			236,917
TOTAL MARKET OB/XF VALUE			6,579
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			308,496
SOH/AGL Deduction			126,581
ASSESSED VALUE			181,915
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			126,193
TOTAL JUST VALUE			308,496
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,710

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100	2014	1,810	207,963
FGR	390	55	2014	214	24,588
FOP	21	30	2014	6	689
FSP	80	40	2014	32	3,677
TOTALS	2,301			2,062	236,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327578	CO ISSUED	0	02/03/2014
P1316808	NEW CONSTR	0	08/01/2013
B1327578	NEW CONSTR	206,541	08/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1910/1187	3/25/2014	SW	Q	I	01	151,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MCKENNA DONALD CRAY						
1857/1596	5/16/2013	WD	U	V	30	49,200
GRANTOR: HERON ISLES JOINT VEN						
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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2014	2014	3	94	2,825	
2	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2014	2014	3	85	3,754	

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

BUILDING DIMENSIONS	
FSP=[YR=2014] W10 BAS=[YR=2014] W30 S38 FGR=[YR=2014] S21 E20 N1 FOP=[YR=2014] E7 N3 W7 S3 \$ N18 W15 N2 W5 \$ E5 S2 E15 S15 E20 N47 W10 N8 \$ S8 E10 N8 \$.	

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