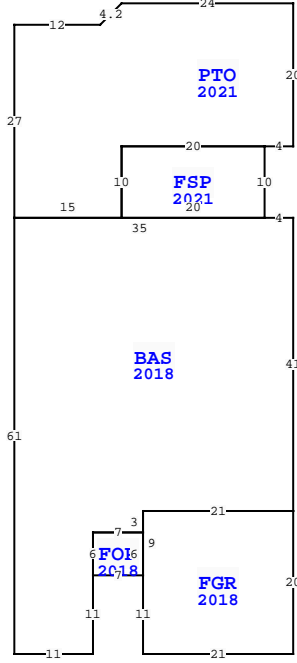


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,840	100	2018
FGR	420	55	2018
FOP	42	30	2018
FSP	200	40	2021
PTO	890	5	2021
TOTALS	3,392		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,208	119.1582	119.16	263,105	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2019											
Heated Area: 1840											
HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			256,527
TOTAL MARKET OB/XF VALUE			5,899
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			327,426
SOH/AGL Deduction			107,120
ASSESSED VALUE			220,306
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			169,584
TOTAL JUST VALUE			327,426
NCON VALUE			5,112
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803855	CO ISSUED	0	08/02/2018
B1803855	NEW CONSTR	242,788	04/16/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0861	7/31/2018	SW	Q	I	01	243,400
GRANTOR: KB HOME JACKSONVILLE						
GRANTEE: HINCZYNSKI STEVEN						
2179/0714	2/20/2018	SW	Q	V	05	562,500
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: KB HOME JACKSONVILL						

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	0	526.00	SF	6.50	6.50	100	2018	2018	3	97	3,316	
2	0855	CONC PAVER	0	100	0	333.00	SF	7.00	7.00	100	2018	2018	3	97	2,261	
3	0810	CONCRETE A	0	100	0	51.00	SF	6.50	6.50	100	2018	2018	3	97	322	

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

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=2018;ORIG=0,0] W4 W35 S61 E11 N11 N6 E7 N3 E21 N41 \$</p> <p>FGR=[YR=2018;ORIG=-21,50] S11 E21 N20 W21 S9 \$</p> <p>FSP=[YR=2021;ORIG=-4,0] N10 W20 S10 E20 \$</p> <p>FOP=[YR=2018;ORIG=-28,50] E7 N6 W7 S6 \$</p> <p>PTO=[YR=2021;ORIG=-4,-10] E4 N20 W24 D3L3 W12 S27 E15 N10 E20 \$</p>	

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							