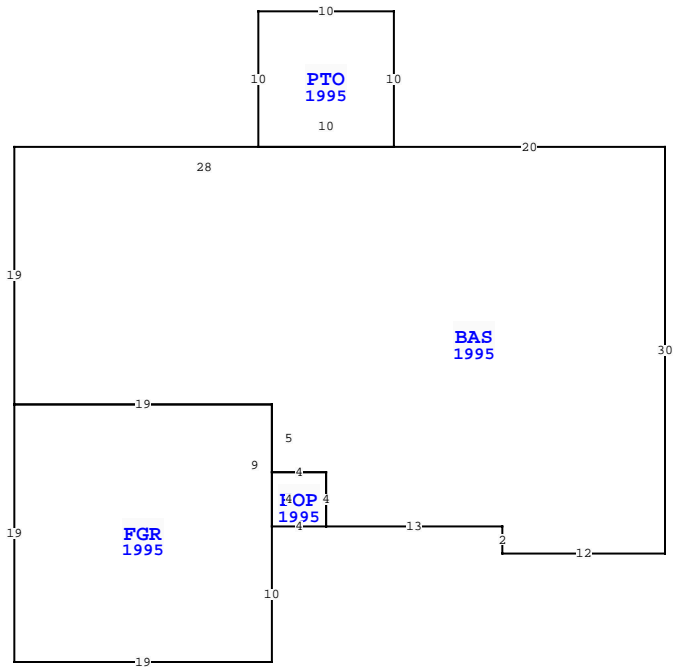




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,181	100	1995
FGR	361	55	1995
FOP	16	30	1995
PTO	100	5	1995
TOTALS	1,658		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,390	126.9840	126.98	176,502	1995	1995	0	0	14.25	85.75
1 SINGLE FAM - 100% - 1996 Heated Area: 1181 HX Base Yr 1996											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			151,350
TOTAL MARKET OB/XF VALUE			5,217
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			211,567
SOH/AGL Deduction			110,204
ASSESSED VALUE			101,363
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			50,641
TOTAL JUST VALUE			211,567
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01800	NEW CONSTR	69,230	03/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0731/0138	6/07/1995	WD Q	Q	I		69,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: CAMPBELL KEITH & CH						
0694/1102	12/17/1993	CT U	V	14		650,000
GRANTOR: CLERK OF COURT						
GRANTEE: SUN BANK-NORTH FLA						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	100	0	723.00	SF	5.20	5.20	100	1995	1995	3	68	2,557	

BUILDING NOTES			
BLD DATE 05/10/2022 NW LGL DATE 04/30/2025 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS			
BAS=[YR=1995] W20 PTO=[YR=1995] N10 W10 S10 E10\$ W28 S19			
FGR=[YR=1995] S19 E19 N10 FOP=[YR=1995] E4 N4 W4 S4\$ N9 W19\$			
E19 S5 E4 S4 E13 S2 E12 N30\$.			

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	55,000.00	55,000.00	55,000							