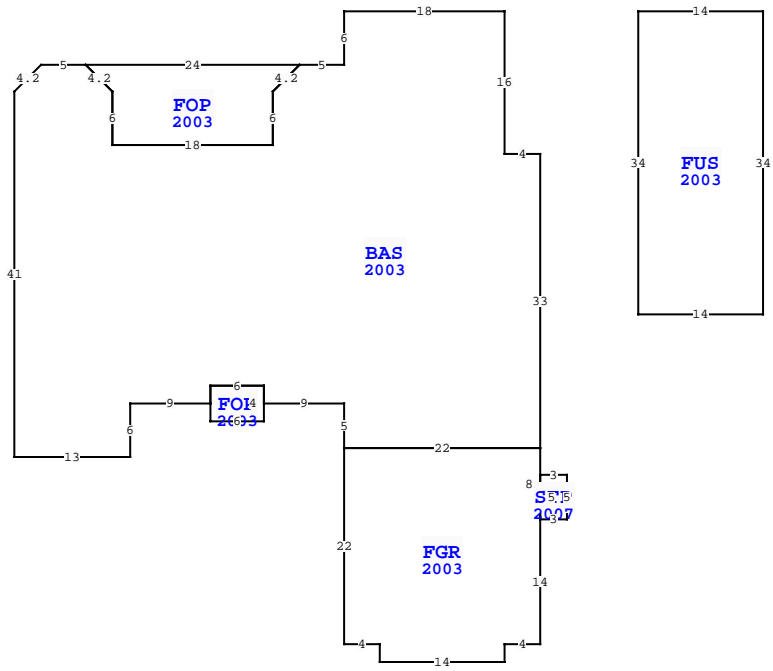




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMNT 60	
Interior Floor	11	CLAY TILE 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4045.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,311	100	2003
FGR	512	55	2003
FOP	24	30	2003
FOP	171	30	2003
FUS	476	100	2003
STP	15	10	2007
TOTALS	3,509		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,129	94.7232	125.03	391,219	2003	2003	0	0	10.33	89.67
1 SNGL FAM - 100% - 2017											
Heated Area: 2787											
HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			350,806
TOTAL MARKET OB/XF VALUE			41,005
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			456,811
SOH/AGL Deduction			161,895
ASSESSED VALUE			294,916
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			244,194
TOTAL JUST VALUE			456,811
NCON VALUE			17,063
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			420,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014542	SCRN ENCLSR _ 44	9,500	11/13/2023
B22320	REMODEL	50,000	03/01/2009
B12538	SWIM POOL	39,360	03/26/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/1897	3/11/2016	WD Q	Q	I	01	305,000
GRANTOR: NEWCOMER JOHN PAUL &						
GRANTEE: EVANS BRENT ALAN &						
1184/1906	10/30/2003	WD Q	Q	I		213,400
GRANTOR: MATTAMY (JACKSONVILLE)						
GRANTEE: NEWCOMER JOHN P & L						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,180.00	SF	4.00	4.00	100	2003
2	0861	POOL GUNIT	0 100	24	10	240.00	SF	85.00	85.00	100	2004
3	0877	JACUZZI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2004
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2004
5	0855	CONC PAVER	0 100	0	0	858.00	SF	10.00	10.00	100	2004
6	1244	WD DECK EX	0 100	0	0	350.00	SF	18.50	18.50	100	2004
7	0462	ST/AL FNC	0 100	0	0	156.00	SF	10.00	10.00	100	2004
8	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2004
9	0855	CONC PAVER	0 100	0	0	109.00	SF	10.00	10.00	100	2008
10	0810	CONCRETE A	0 100	0	0	263.00	SF	6.50	6.50	100	2008

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTALS											
23,942											

BUILDING NOTES											
BAS=[YR=2003] W18 S6 W5 FOP=[YR=2003] W24 D3 R3 S6 E18 N6 R3 U3 S D3 L3 S6 W18 N6 L3 U3 W5 D3 L3 S41 E13 N6 E9 FOP=[YR=2003] S2 E6 N4 W6 S2S N2 E6 S2 E9 S5 FGR=[YR=2003] S22 E4 S2 E14 N2 E4 N14 STP=[YR=2007] E3 N5 W3 S5S N8 W2S E22 N33 W4 N16S PTR= E15 FUS=[YR=2003] E14 S34 W14 N34S W15S											

BUILDING DIMENSIONS											
BAS=[YR=2003] W18 S6 W5 FOP=[YR=2003] W24 D3 R3 S6 E18 N6 R3 U3 S D3 L3 S6 W18 N6 L3 U3 W5 D3 L3 S41 E13 N6 E9 FOP=[YR=2003] S2 E6 N4 W6 S2S N2 E6 S2 E9 S5 FGR=[YR=2003] S22 E4 S2 E14 N2 E4 N14 STP=[YR=2007] E3 N5 W3 S5S N8 W2S E22 N33 W4 N16S PTR= E15 FUS=[YR=2003] E14 S34 W14 N34S W15S											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT	

