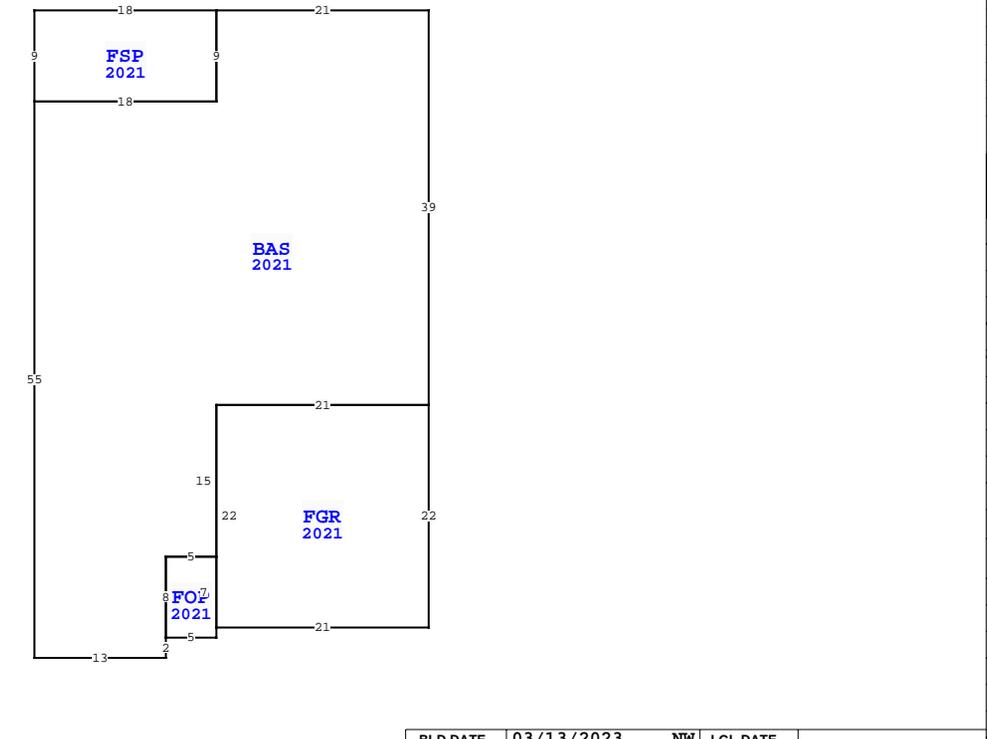




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,090	121.5249	121.52	253,977	2021	2021	0	0	0	1.00	99.00		



Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4090.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,759	100	2021	1,759	211,616
FGR	462	55	2021	254	30,557
FOP	40	30	2021	12	1,443
FSP	162	40	2021	65	7,820
TOTALS	2,423			2,090	251,437

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			251,437
TOTAL MARKET OB/XF VALUE			3,264
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			329,701
SOH/AGL Deduction			36,694
ASSESSED VALUE			293,007
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			237,285
TOTAL JUST VALUE			329,701
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009399	NEW CONSTR	246,411	10/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1645	11/30/2023	LE U	I	I	11	100
GRANTOR: DRAFTS TIMOTHY JOHN &						
GRANTEE: KACKLEY JOSHUA WILL						
2468/1260	6/04/2021	SW Q	I	I	01	329,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRAFTS TIMOTHY JOHN						

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		634.00	SF	5.20				5.20	3,264	

BUILDING NOTES			
BLD DATE 03/13/2023 NW LGL DATE 04/24/2024 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS			
BAS=[YR=2021] W21 FSP=[YR=2021] W18 S9 E18 N9\$ S9 W18 S55 E13 N2 FOP=[YR=2021] E5 N1 FGR=[YR=2021] E21 N22 W21 S22\$ N7 W5 S8\$ N8 E5 N15 E21 N39\$.			

LAND DESCRIPTION																								
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	75,000.00	75,000.00	75,000							