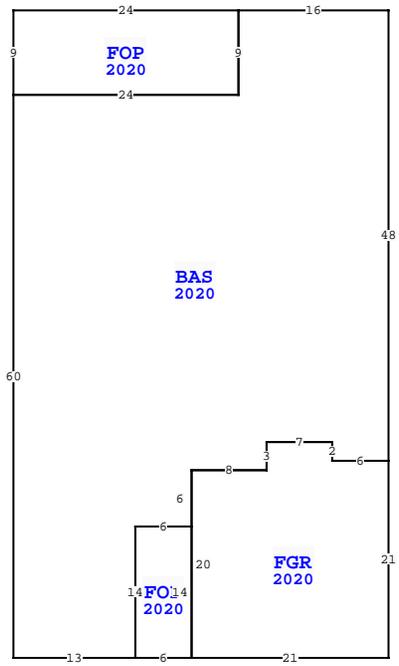


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,349	119.4669	119.47	280,635	2020	2020	0	0	1.50	98.50	
1 SINGLE FAM - 0% - 0 Heated Area: 2013 HX Base Yr												



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	2,013	100	2020	2,013	236,886
FGR	447	55	2020	246	28,949
FOP	84	30	2020	25	2,942
FOP	216	30	2020	65	7,650
TOTALS	2,760			2,349	276,425

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			276,425
TOTAL MARKET OB/XF VALUE			3,149
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			354,574
SOH/AGL Deduction			0
ASSESSED VALUE			354,574
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			354,574
TOTAL JUST VALUE			354,574
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1910914	NEW CONSTR	268,130	10/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2370/1134	6/22/2020	SW	Q	I	01	277,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RUBANOV PAVEL & OLG						
2309/1167	10/03/2019	SW	Q	V	05	603,200
GRANTOR: FORESTAR (USA) REAL E						
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	0	0	0		618.00	SF	5.20				3,149	

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

BUILDING DIMENSIONS
BAS=[YR=2020] W16 FOP=[YR=2020] W24 S9 E24 N9\$ S9 W24 S60 E13 FOP=[YR=2020] E6 FGR=[YR=2020] E21 N21 W6 N2 W7 S3 W8 S20\$ N14 W6 S14\$ N14 E6 N6 E8 N3 E7 S2 E6 N48\$.

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	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								