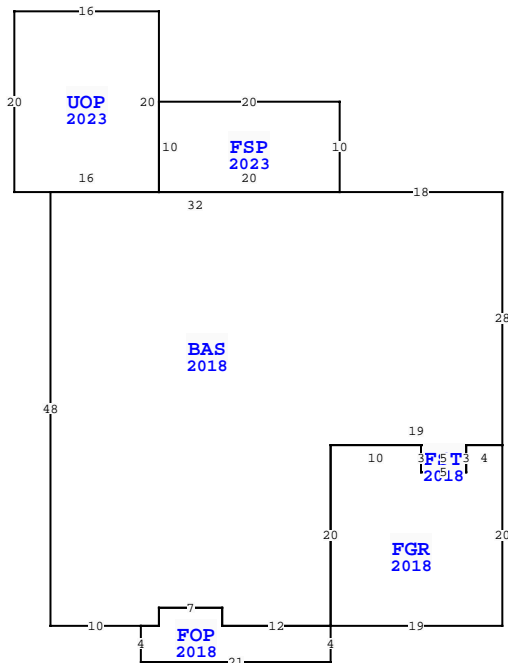


ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	80
Interior Wall	06	CUST PANEL	20
Interior Floo	13	LVT/LAMNT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	3	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	0 100	
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4035.0100		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,388	125.3224	125.32	299,264	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2006 HX Base Yr 2023											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2018	2,006	245,107
FGR	365	55	2018	201	24,559
FOP	98	30	2018	29	3,543
FSP	200	40	2023	80	9,775
FST	15	55	2018	8	978
UOP	320	20	2023	64	7,820
TOTALS	3,004			2,388	291,782

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	688.00	SF	6.50	6.50	100	2018	2018	3	97	4,338	
2	0810	CONCRETE A	0	100	0	60.00	SF	6.50	6.50	100	2018	2018	3	97	378	
3	0462	ST/AL FNC	0	100	120	480.00	SF	10.00	10.00	100	2019	2019	3	87	4,176	
4	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			291,782
TOTAL MARKET OB/XF VALUE			9,174
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			385,956
SOH/AGL Deduction			14,420
ASSESSED VALUE			371,536
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			320,814
TOTAL JUST VALUE			385,956
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900283	CO ISSUED	0	01/10/2019
B1807300	NEW CONSTR	264,222	07/18/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/0446	4/05/2022	WD Q	Q	I	01	482,500

BUILDING NOTES						
GRANTOR: SHARPE ZACHARY S & RA						
GRANTEE: MATTHEWS DAVID & EL						
2249/1753	1/18/2019	WD Q	Q	I	01	267,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SHARPE ZACHARY S &						

BUILDING DIMENSIONS											
BAS=[YR=2018;ORIG=0,0] W18 W32 S48 E10 E2 N2 E7 S2 E12 N20 E19 N28 \$											
FGR=[YR=2018;ORIG=-19,48] E19 N20 W4 S3 W5 N3 W10 S20 \$											
FSP=[YR=2023;ORIG=-18,0] N10 W20 S10 E20 \$											
FOP=[YR=2018;ORIG=-40,48] S4 E21 N4 W12 N2 W7 S2 W2 \$											
FST=[YR=2018;ORIG=-4,28] W5 S3 E5 N3 \$											
UOP=[YR=2023;ORIG=-54,-20] E16 S20 W16 N20 \$											

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	85,000.00	85,000.00	85,000							