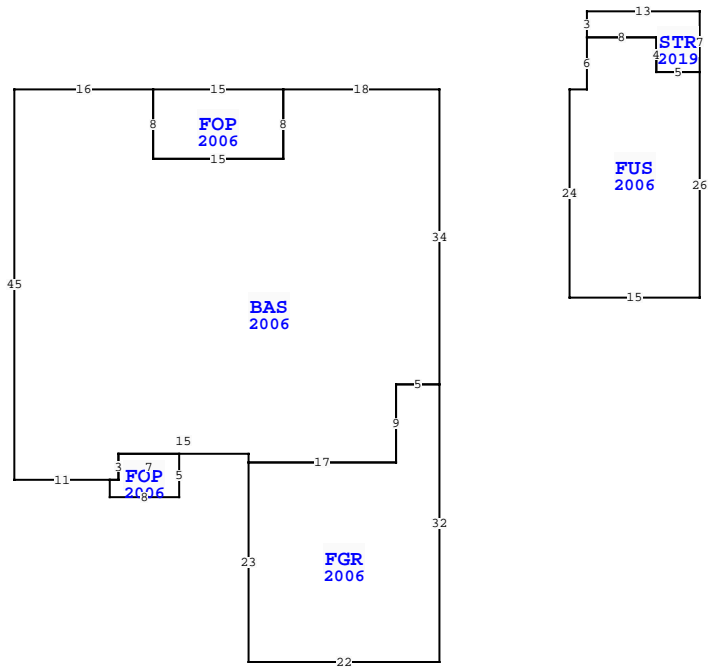




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	DRYWALL	100
Interior Floor	15	CARPET	70
Interior Floor	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4047.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,951	100	2006
FGR	551	55	2006
FOP	37	30	2006
FOP	120	30	2006
FUS	418	100	2006
STR	59	10	2019
TOTALS	3,136		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,725	124.2000	124.20	338,445	2006	2006	0	0	0	8.65	91.35		
1 SINGLE FAM - 100% - 2024 Heated Area: 2369 HX Base Yr														



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			309,170
TOTAL MARKET OB/XF VALUE			58,434
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			422,604
SOH/AGL Deduction			509
ASSESSED VALUE			422,095
TOTAL EXEMPTION VALUE	13	422,095	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			422,604
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			410,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010068	49X26 SCR N ENCL	11,000	08/07/2023
230009076	FIBERGLASS POOL	92,000	07/17/2023
B25592	REPAIR/RRF	0	01/01/2012
C0516111	CO ISSUED	0	04/01/2005
B0516111	NEW CONSTR	0	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/1377	4/17/2006	WD	Q	I		252,100
GRANTOR: MATTAMY (JACKSONVILLE)						
GRANTEE: ROBBINS BRUCE LEE &						
1337/1410	8/01/2005	WD	U	V	19	2,360,000
GRANTOR: MARSH CREEK DEVELOPME						
GRANTEE: MATTAMY (JACKSONVIL						

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	729.00	SF	5.20	5.20	100	2006	2006	3	86	3,260	
2	0866	POOL FIBER	0	100	28	336.00	SF	72.00	72.00	100	2024	2023		97	23,466	
3	0911	SCRN RM A	0	100	26	1,300.00	SF	17.50	17.50	100	2024	2023		97	22,068	
4	0855	CONC PAVER	0	100	0	964.00	SF	10.00	10.00	100	2024	2023		100	9,640	

BLD DATE		03/14/2023	NW		LGL DATE	
XF DATE					LAND DATE	
INC DATE					AG DATE	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W18 FOP=[YR=2006] W15 S8 E15 N8\$ S8 W15 N8 W16 S45 E11 FOP=[YR=2006] S2 E8 N5 W7 S3 W1\$ E1 N3 E15 S1 FGR=[YR=2006] S23 E22 N32 W5 S9 W17\$ E17 N9 E5 N34\$ PTR= E15 FUS=[YR=2006] E2 N6 STR=[YR=2019] N3 E13 S7 W5 N4 W8\$ E8 S4 E5 S26 W15 N24\$ W15\$.	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							