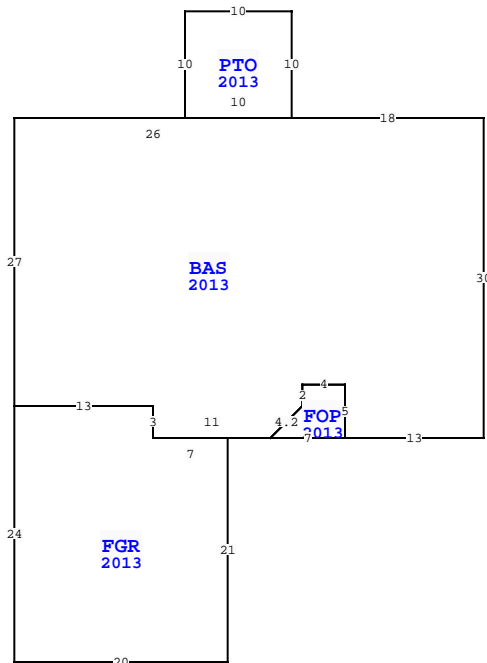


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	05 AVERAGE 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 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		
1	SINGLE FAM	- 100%	- 2019		Heated Area: 1257							HX	Base Yr 2019



Quality	06 Quality Level 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4071.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,257	100	2013	1,257	161,091
FGR	459	55	2013	252	32,295
FOP	25	30	2013	8	1,025
PTO	100	5	2013	5	641
TOTALS	1,841			1,522	195,052

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE		195,052		
TOTAL MARKET OB/XF VALUE		2,684		
TOTAL LAND VALUE - MARKET		50,000		
TOTAL MARKET VALUE		247,736		
SOH/AGL Deduction		108,187		
ASSESSED VALUE		139,549		
TOTAL EXEMPTION VALUE	HX HB	50,722		
BASE TAXABLE VALUE		88,827		
TOTAL JUST VALUE		247,736		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		238,980		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1327099	CO ISSUED	0	09/11/2013
E1326326	NEW CONSTR	0	07/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2214/1021	7/27/2018	WD Q	Q	I	01	183,300
GRANTOR: CHRISTENSEN KARL E &						
GRANTEE: VOISARD CARLA S						
2152/1671	10/19/2017	WD Q	Q	I	01	165,500
GRANTOR: JARA EDGARDO ISMAEL &						
GRANTEE: CHRISTENSEN KARL E						

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	555.00	SF	5.20	5.20	100	2013	2013	3	93	2,684	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2013] W18 PTO=[YR=2013] N10 W10 S10 E10 \$ W26 S27	
FGR=[YR=2013] S24 E20 N21 W7 N3 W13 \$ E13 S3 E11	
FOP=[YR=2013] E7 N5 W4 S2 D3 L3 \$ U3 R3 N2 E4 S5 E13 N30 \$.	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							