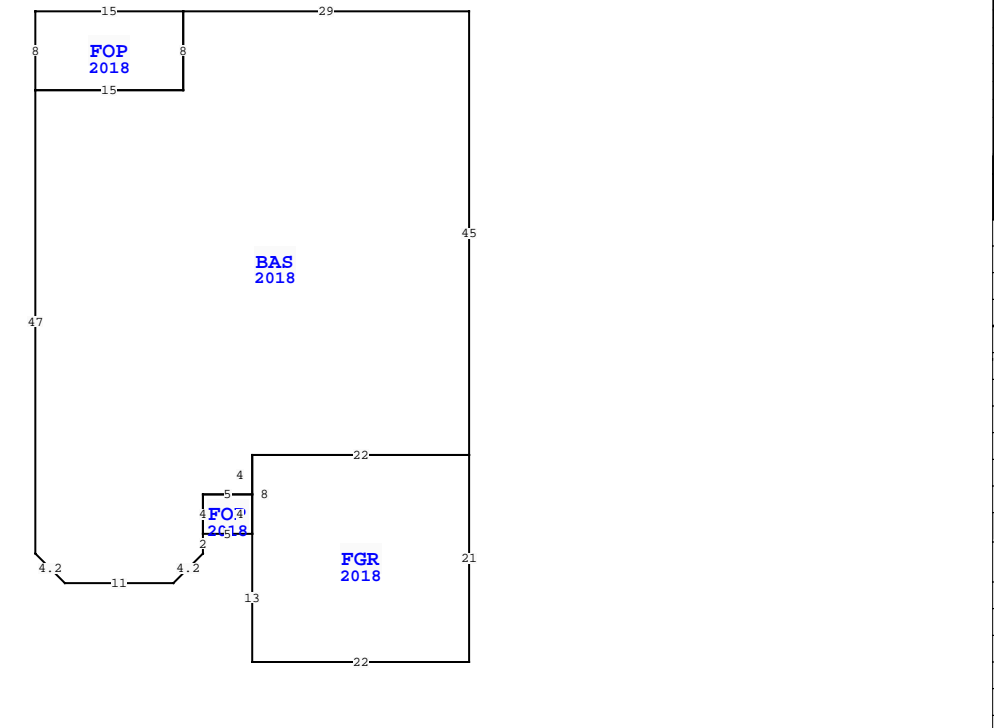


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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	2,388	104.8600	104.86	250,406		2018		0	0	4.50	95.50



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			239,138
TOTAL MARKET OB/XF VALUE			3,631
TOTAL LAND VALUE - MARKET			137,500
TOTAL MARKET VALUE			380,269
SOH/AGL Deduction			146,593
ASSESSED VALUE			233,676
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			182,954
TOTAL JUST VALUE			380,269
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,995

Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4074.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,092	100	2018	2,092	209,495
FGR	462	55	2018	254	25,435
FOP	20	30	2018	6	601
FOP	120	30	2018	36	3,605
TOTALS	2,694			2,388	239,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803102	CO ISSUED	0	09/11/2018
B1803102	NEW CONSTR	275,383	03/27/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/1712	9/18/2018	SW	Q	I	02	234,400
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: DRIGGERS JAMES G &						
2178/0001	2/01/2018	WD	Q	V	05	645,000
GRANTOR: D E C K LLC						
GRANTEE: ADAMS HOMES OF NORT						

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	20	4			6.50	100	2018	2018	3	97	504	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2018	2018	3	97	3,127	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/03/2025	MLU

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2018] W29 FOP=[YR=2018] W15 S8 E15 N8\$ S8W15 S47 D3 R3 E11 U3 R3 N2 FOP=[YR=2018] E5 FGR=[YR=2018] S13 E22 N21 W22 S8\$ N4 W5 S4\$ N4 E5 N4 E22 N45\$.												

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		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	125,000.00	137,500.00	137,500								