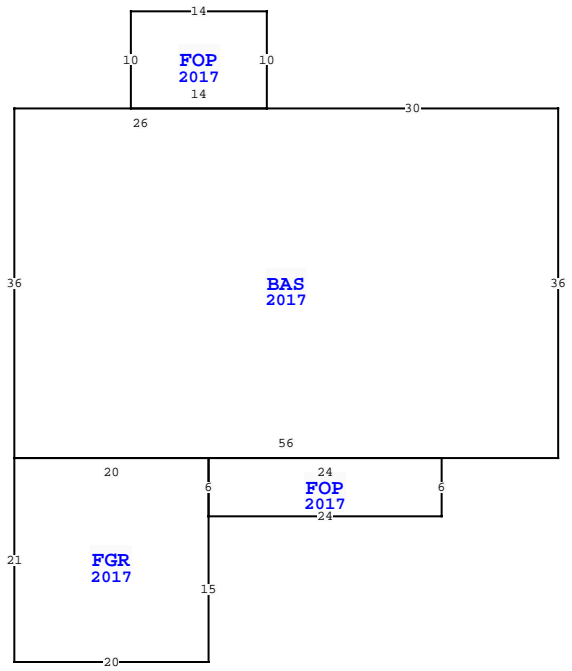


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4033.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,016	100	2017
FGR	420	55	2017
FOP	140	30	2017
FOP	144	30	2017
TOTALS	2,720		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,332	99.6170	131.49	306,635	2017	2017	0	0	5.25	94.75
1 SNGL FAM - 100% - 2018 Heated Area: 2016 HX Base Yr 2018											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			290,537
TOTAL MARKET OB/XF VALUE			47,585
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			463,122
SOH/AGL Deduction			185,092
ASSESSED VALUE			278,030
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			227,308
TOTAL JUST VALUE			463,122
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			400,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007854	SWIM POOL	76,000	05/19/2022
C1705256	CO ISSUED	0	11/29/2017
B1705256	NEW CONSTR	255,657	06/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/1452	7/23/2025	WD	Q	I	01	472,000
GRANTOR: BURDINE JOHN & GWEN						
GRANTEE: HUTCHINS GARY & KAR						
2161/0952	11/22/2017	SW	Q	I	01	230,500
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BURDINE JOHN & GWEN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	31	4	124.00	SF	6.50	6.50	100
2	0811	CONCRETE B	0	100	0	0	747.00	SF	5.20	5.20	100
3	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100
4	0855	CONC PAVER	0	100	0	0	918.00	SF	10.00	10.00	100
5	0476	VF 6 SBPL	0	100	0	0	164.00	LF	32.00	32.00	100
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100

TOTAL OB/XF											
47,585											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
03/03/2023			NW	04/03/2025	MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017] W30 FOP=[YR=2017] N10 W14 S10 E14\$ W26 S36											
FGR=[YR=2017] S21 E20 N15 FOP=[YR=2017] E24 N6 W24 S6 \$ N6 W20\$ E56 N36\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	1.00