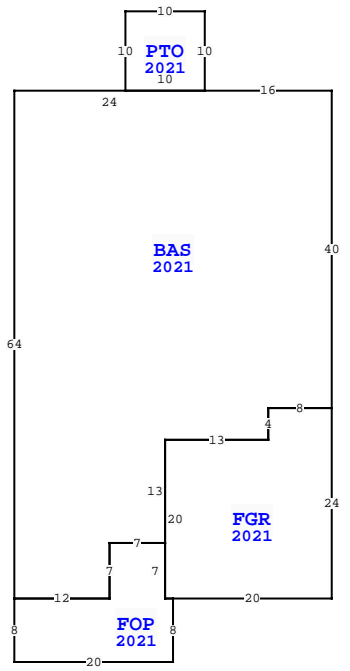


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,059	100	2021
FGR	452	55	2021
FOP	209	30	2021
PTO	100	5	2021
TOTALS	2,820		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,376	100.9204	133.21	316,507	2021	2021	0	0	1.00	99.00	
1 SNGL FAM - 100% - 2023 Heated Area: 2059 HX Base Yr 2023												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			313,342
TOTAL MARKET OB/XF VALUE			3,979
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			392,321
SOH/AGL Deduction			58,893
ASSESSED VALUE			333,428
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			282,706
TOTAL JUST VALUE			392,321
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002254	NEW CONSTR	289,444	03/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2484/0891	7/30/2021	SW Q	Q	I	01	303,100
GRANTOR: MATTAMY JACKSONVILLE						
2419/1850	12/22/2020	SW Q	Q	V	05	1,354,000
GRANTOR: WILDLIGHT LLC						
GRANTEE: MATTAMY JACKSONVILL						

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
1	0811	CONCRETE B	0	100	0	773.00	SF	5.20	5.20	100	2021	2021

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/07/2025	MLU	

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2021] W16 PTO=[YR=2021] N10 W10 S10 E10\$ W24 S64 FOP=[YR=2021] S8 E20 N8 FGR=[YR=2021] E20 N24 W8 S4 W13 S20 E1\$ W1 N7 W7 S7 W12\$ E12 N7 E7 N13 E13 N4 E8 N40\$.												

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		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								