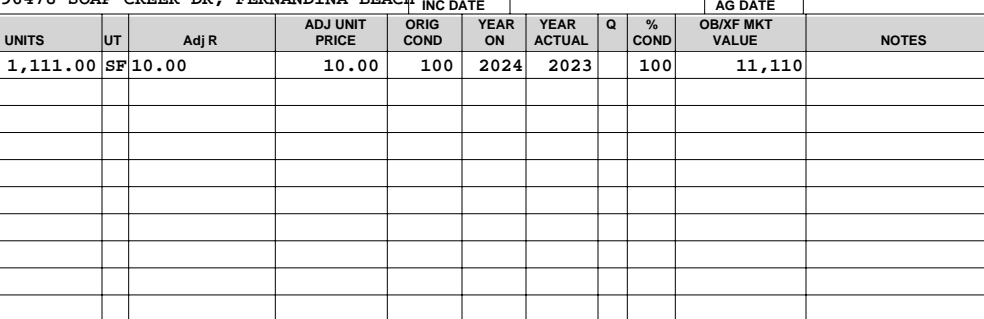




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMNT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 70
Frame	03 MASONRY 30
Stories	2. 2.100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 0%	- 2024								

Heated Area:	3282	HX Base Yr	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			1,185,723
TOTAL MARKET OB/XF VALUE			11,110
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			1,421,833
SOH/AGL Deduction			0
ASSESSED VALUE			1,421,833
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,421,833
TOTAL JUST VALUE			1,421,833
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			1,350,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009662	NEW CONSTR	563,179	06/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/1466	9/01/2022	QC	U	V	11	100

GRANTOR: LIVE OAK HOLDINGS GRO	GRANTEE: GULFSTREAM HOME BUI					
2576/0711	7/07/2022	QC	U	I	11	100
GRANTOR: LIVE OAK HOLDINGS GRO	GRANTEE: GULFSTREAM HOMES BU					

BUILDING NOTES	
FUS=[YR=2024;ORIG=70,-4] E18 S10 E25 S12 E2 S20 W2 S23 W12 S2 W14 W1 N7 W16 N6 E4 E7 N8 N4 W11 N42 \$ FGR=[YR=2024;ORIG=60,10] W18 S12 W8 S15 W1 S19 S5 E27 N51 \$ BAS=[YR=2024;ORIG=17,22] E17 S15 W1 S19 W16 N34 \$ FOP=[YR=2024;ORIG=60,-4] W43 S10 E25 S4 E18 N14 \$ SFB=[YR=2024;ORIG=17,6] E25 S4 S12 W8 W17 N16 \$ FOP=[YR=2024;ORIG=17,56] E16 S5 E27 S5 W27 S2 W16 N12 \$ FSP=[YR=2024;ORIG=88,-4] E25 S10 W25 N10 \$ FOP=[YR=2024;ORIG=70,56] E16 S7 E1 S5 W6 W5 W6 N12 \$ STR=[YR=2024;ORIG=76,68] E5 S8 E6 S5 W11 N13 \$ STR=[YR=2024;ORIG=70,38] E11 S4 W7 S8 W4 N12 \$	

Quality	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4079.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	559	100	2024	559	150,710
FGR	1,254	55	2024	690	186,028
FOP	197	30	2024	59	15,907
FOP	327	30	2024	98	26,421
FOP	502	30	2024	151	40,711
FSP	250	40	2024	100	26,960
FUS	2,403	100	2024	2,403	647,861
SFB	400	80	2024	320	86,273
STR	76	10	2024	8	2,157
STR	95	10	2024	10	2,696
TOTALS	6,063			4,398	185,723

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	0855	CONC PAVER	0	0	0	0		10.00	100	2024	2023		100	11,110	

LAND DESCRIPTION		TOTAL OB/XF												11,110										
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	000116	C	RES MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							