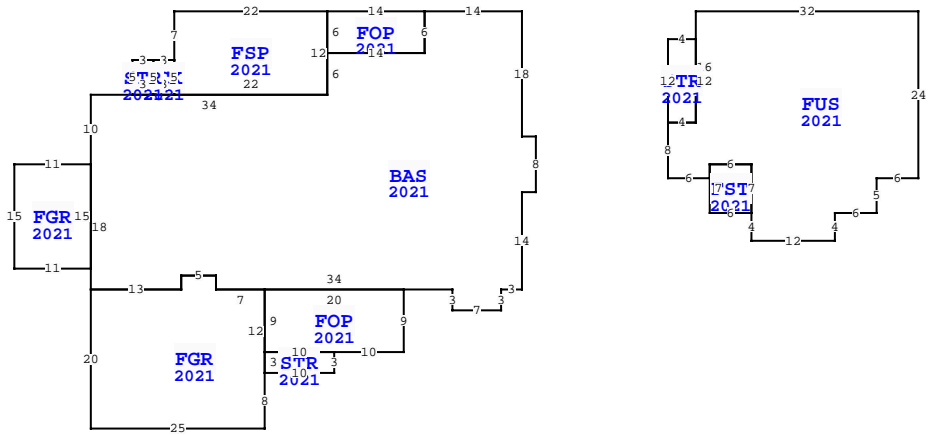


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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		
0500	01	3,532	112.8600	178.32	629,826	2021	2021	0	0	1.00	99.00		
1 SFR CUST - 100% - 2025 Heated Area: 2941 HX Base Yr 2025													



Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4079.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,015	100
DCK	15	10
FGR	165	55
FGR	510	55
FOP	84	30
FOP	180	30
FSP	264	40
FST	42	55
FUS	926	100
STR	15	10
TOTALS	4,294	

** This building has 12 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3
2	0855	CONC PAVER	0	100	0	0	1,025.00	SF	10.00	10.00	100	2021	2021	3
3	0855	CONC PAVER	0	100	28	24	672.00	SF	10.00	10.00	100	2021	2021	3
4	0462	ST/AL FNC	0	100	216	0	864.00	SF	10.00	10.00	100	2021	2021	3
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3
6	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2021	2021	3

TOTAL OB/XF													
39,077													

LAND DESCRIPTION														
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
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		623,528
TOTAL MARKET OB/XF VALUE		39,077
TOTAL LAND VALUE - MARKET		142,500
TOTAL MARKET VALUE		805,105
SOH/AGL Deduction		0
ASSESSED VALUE		805,105
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		749,383
TOTAL JUST VALUE		805,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		774,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006720	CO ISSUED	0	04/01/2021
B2006720	NEW CONSTR	404,568	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/0684	4/02/2021	SW	Q	I	01	732,200
GRANTOR: HOLDER JOHNSON HOMES						
GRANTEE: WALDROP MICHAEL S &						
2378/0081	7/17/2020	WD	Q	V	01	125,000
GRANTOR: MULCAHY WILLIAM J & M						
GRANTEE: HOLDER JOHNSON HOME						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2021] W14 FOP=[YR=2021] W14 FSP=[YR=2021] W22 S7 DCK=[YR=2021] W3 STR=[YR=2021] W3 S5 E3 N5\$ S5 E3 N5 \$ S5 E22 N12\$ S6 E14 N6\$ S6 W14 S6 W34 S10 FGR=[YR=2021] W11 S15 E11 N15\$ S18 FGR=[YR=2021] S20 E25 N8 STR=[YR=2021] E10 N3 FOP=[YR=2021] E10 N9 W20 S9 E10\$ W10 S3\$ N12 W7 N2 W5 S2 W13\$ E13 N2 E5 S2 E34 S3 E7 N3 E3 N14 E2 N8 W2 N18\$ PTR= E25 FUS=[YR=2021] E32 S24 W6 S5 W6 S4 W12 N4 FST=[YR=2021] W6 N7 E6 S7\$ N7 W6 S2 W6 N8 STR=[YR=2021] N12 E4 S12 W4\$ E4 N16\$ W25\$.													