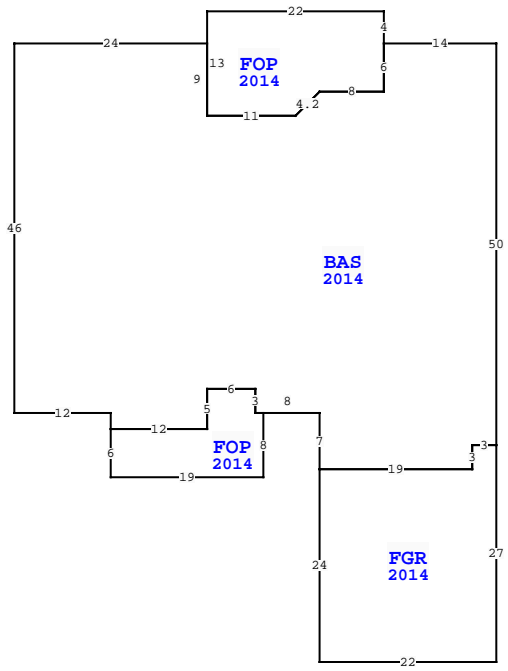


ELEMENT		CD		CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	11	CLAY TILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories		1.	1.100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	01	Quality Level	01		
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	4028.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,742	100	2014	2,742	385,747
FGR	537	55	2014	295	41,500
FOP	146	30	2014	44	6,190
FOP	258	30	2014	77	10,833
TOTALS	3,683			3,158	444,271

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2016								
Heated Area: 2742						HX Base Yr 2016					



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		488,980
TOTAL MARKET OB/XF VALUE		109,577
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		768,557
SOH/AGL Deduction		285,366
ASSESSED VALUE		483,191
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		432,469
TOTAL JUST VALUE		768,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		694,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632689	NEW CONSTR	53,879	07/19/2016
B1531135	SCRNENC	67,339	09/01/2015
B1530828	SWIM POOL	57,698	07/01/2015
B1428224	CO ISSUED	0	07/22/2014
B1428224	NEW CONSTR	333,151	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1960/1605	1/30/2015	WD Q	Q	I	01	400,000
GRANTOR: CAPITAL CONSULTANTS L						
GRANTEE: HAMILTON JEFFREY &						
1852/0831	4/18/2013	WD U	V	12		90,200
GRANTOR: AMERIS BANK						
GRANTEE: CAPITAL CONSULTANTS						

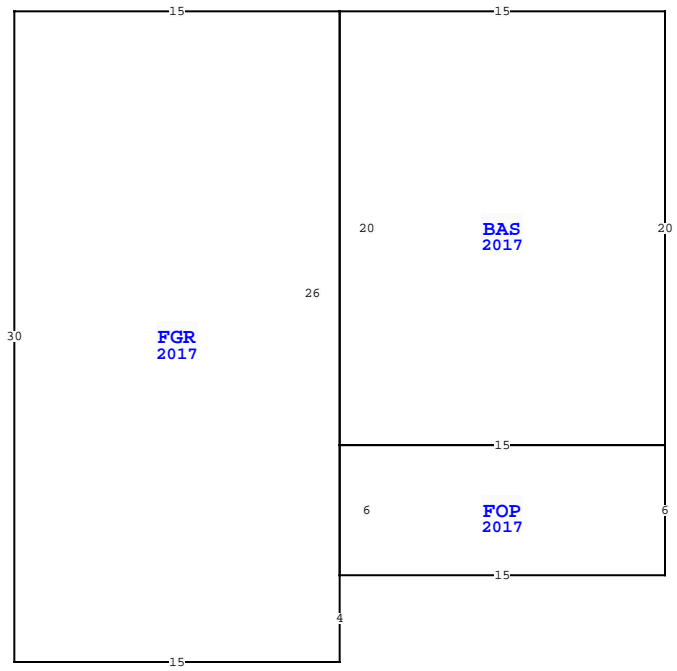
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0			2,533.00	SF	10.00	2014	2014	3	94	23,810
2	0861	POOL GUNIT	0	100	0	0			533.00	SF	85.00	2015	2015	3	75	33,979
3	0855	CONC PAVER	0	100	0	0			1,062.00	SF	10.00	2015	2015	3	95	10,089
4	0911	SCRN RM A	0	100	0	0			1,556.00	SF	17.50	2015	2015	3	65	17,700
5	0855	CONC PAVER	0	100	0	0			725.00	SF	10.00	2015	2015	3	95	6,888
6	0855	CONC PAVER	0	100	10	4			40.00	SF	10.00	2015	2015	3	95	380
7	0476	VF 6 SBPL	0	100	0	0			12.00	LF	32.00	2014	2014	3	85	326
8	0871	POOL HTR R	0	100	0	0			1.00	UT	2,000.00	2015	2015	3	65	1,300
9	0855	CONC PAVER	0	100	0	0			1,590.00	SF	10.00	2016	2016	3	95	15,105

TOTAL OB/XF												109,577												
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							

REVIEW DATE 05/12/2019 BY KBA																								
Total Acres: 0.00					Total Land Value: 170,000					Market: 0					Agricultural: 0					Common: 170,000				
PRINTED 07/30/2025 BY SYS																								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		0	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4028.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	300	100	2017
FGR	450	55	2017
FOP	90	30	2017
TOTALS	840		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	ACCESORY U	-	100%	-	100%						
			Heated Area: 300				HX Base Yr 2016				



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			488,980
TOTAL MARKET OB/XF VALUE			109,577
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			768,557
SOH/AGL Deduction			285,366
ASSESSED VALUE			483,191
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			432,469
TOTAL JUST VALUE			768,557
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			694,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTOR: CAPITAL CONSULTANTS L						
GRANTEE: HAMILTON JEFFREY &						
1852/0831	4/18/2013	WD U	V		12	90,200
GRANTOR: AMERIS BANK						
GRANTEE: CAPITAL CONSULTANTS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017] W15 FGR=[YR=2017] W15 S30 E15 N4											
FOP=[YR=2017] E15 N6 W15 S6\$ N26\$ S20 E15 N20\$.											