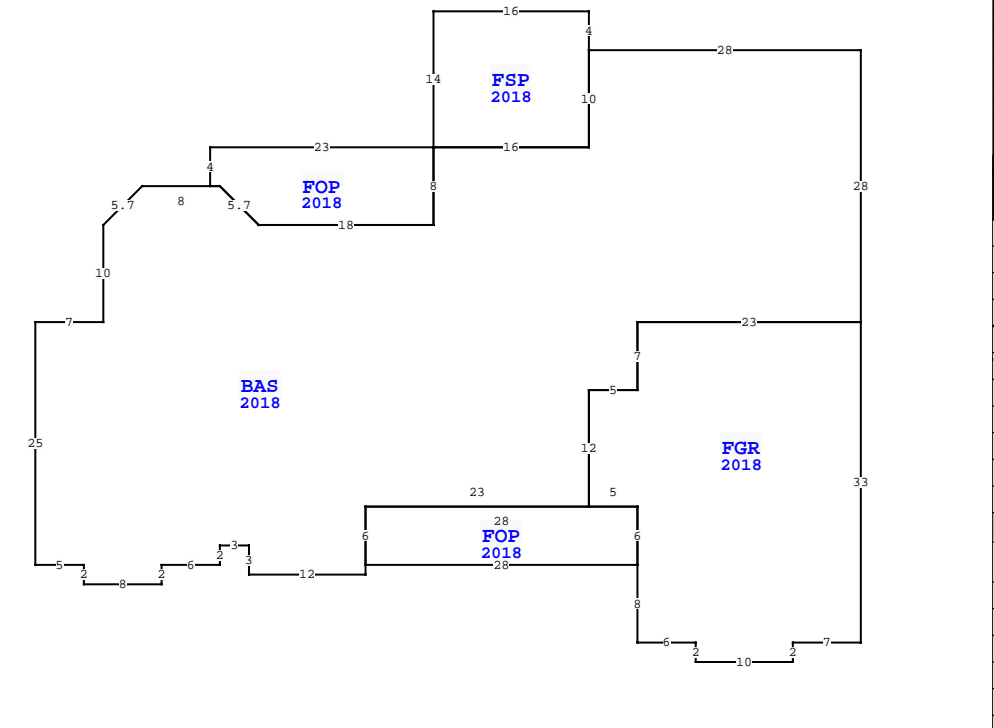


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	11	3,457	132.5518	209.43	724,000	2018	2018	0	0	2.55	97.45

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		705,538
TOTAL MARKET OB/XF VALUE		74,665
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		950,203
SOH/AGL Deduction		472,461
ASSESSED VALUE		477,742
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		427,020
TOTAL JUST VALUE		950,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		864,847



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	2,804	100	2018	2,804	572,267
FGR	839	55	2018	461	94,085
FOP	168	30	2018	50	10,205
FOP	172	30	2018	52	10,612
FSP	224	40	2018	90	18,368
TOTALS	4,207			3,457	705,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908964	SWIM POOL	55,255	01/01/2019
C1705840	CO ISSUED	0	01/22/2018
B1705840	NEW CONSTR	372,008	06/29/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2081/1119	10/31/2016	WD	Q	V	01	68,000
GRANTOR: HAND RODNEY D & SHANN						
GRANTEE: MCGRAW THOMAS & SAR						
2030/0136	2/19/2016	WD	Q	V	01	70,000
GRANTOR: BLACKROCK LAND TRUST						
GRANTEE: HAND RODNEY D & SHA						

BLD DATE	04/04/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/01/2025
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	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	72	3	216.00	SF	6.50	6.50	100	2018	2018	3	97	1,362	
2	0811	CONCRETE B	0	100	0	0	2,470.00	SF	5.20	5.20	100	2018	2018	3	97	12,459	
3	0861	POOL GUNIT	0	100	0	0	540.00	SF	85.00	85.00	100	2019	2019	3	87	39,933	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	
5	0845	KOOL DECK	0	100	0	0	1,076.00	SF	7.25	7.25	100	2019	2019	3	97	7,567	
6	0462	ST/AL FNC	0	100	312	0	1,248.00	SF	10.00	10.00	100	2019	2019	3	87	10,858	
7	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2019	2019	3	94	846	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2018] W28 FSP=[YR=2018] N4 W16 S14 E16 N10\$ S10 W16	
FOP=[YR=2018] W23 S4 E1 D4 R4 E18 N8\$ S8 W18 U4 L4 W8	
D4 L4 S10 W7 S25 E5 S2 E8 N2 E6 N2 E3 S3 E12 N1FOP=[YR=2018]	
E28 FGR=[YR=2018] S8 E6 S2E10 N2 E7 N33 W23 S7 W5 S12 E5S6\$	
N6 W28 S6\$ N6 E23 N12 E5 N7 E23 N28\$.	

LAND DESCRIPTION		TOTAL OB/XF															74,665							
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							