

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY							
Exterior Wall	31	HARDIE BRD 100	0500	11	3,939	121.5990	192.13	756,800	2017	2017	0	0	0	3.00	97.00	STANDARD						
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2018													Tax Group: 4 Tax Dist:						
Roof Cover	03	COMP SHNGL 100	Heated Area: 3381													BUILDING MARKET VALUE 734,096						
Interior Wall	05	DRYWALL 100	HX Base Yr 2018													TOTAL MARKET OB/XF VALUE 17,752						
Interior Floo	11	CLAY TILE 50														TOTAL LAND VALUE - MARKET 170,000						
Interior Floo	14	CARPET 50														TOTAL MARKET VALUE 921,848						
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 444,791						
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 477,057						
Bedrooms	5	5 100														TOTAL EXEMPTION VALUE 50,722						
Bathrooms	3.5	3.5 100														BASE TAXABLE VALUE 426,335						
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 921,848						
Stories	2.	2. 100														NCON VALUE 0						
Units	0	0 100														INCOME VALUE						
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE 833,713						
Quality	01	Quality Level 01														PERMIT NUM DESCRIPTION AMT ISSUED						
DOR CODE	0100	SINGLE FAMILY														B1632954 NEW CONSTR 424,248 08/01/2016						
MAP NUM	MKT AREA		04																			
NEIGHBORHOOD/LOC	4028.00																	SALES DATA				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE			
BAS	1,985	100	2017	1,985	369,937														2101/0169 2/10/2017 WD Q I 01 497,700			
FGR	837	55	2017	460	85,729														GRANTOR: CORNERSTONE HOMES OF			
FOP	100	30	2017	30	5,591														GRANTEE: NELSON CHRISTOPHER			
FOP	191	30	2017	57	10,622														2101/0168 2/08/2017 WD Q V 01 69,000			
FUS	1,396	100	2017	1,396	260,167														GRANTOR: CAPITAL CONSULTANTS L			
PTO	48	5	2017	2	372														GRANTEE: CORNERSTONE HOMES O			
PTO	50	5	2017	2	372														BUILDING NOTES			
STR	72	10	2017	7	1,305														BUILDING DIMENSIONS			
TOTALS	4,679			3,939	734,096														BAS=[YR=2017] W11 FOP=[YR=2017] N7 W20 PTO=[YR=2017] W5 S10 E5 N10\$ S10 E17 N3 E3\$ W3 S3 W36 S48 FOP=[YR=2017] S3 E20 N8 W8 S5 W12\$ E12 N5 E8 N7 E10 FGR=[YR=2017] S32 E24 N35 PTO=[YR=2017] N12 W4 S12 E4 \$ W23 S3 W1\$ E1 N3 E19 N36\$ PTR = E25 FUS=[YR=2017] E17 S16 E19 N16 E14 S37 W20 N1 W10 N11 STR=[YR=2017] W4 S10 W4 N14 E8 S4\$ N4 W8 S15 W12 N36\$ W25\$.			

EXTRA FEATURES		TOTAL OB/XF 17,752																	
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	84	3			252.00	SF	6.50	6.50	100	2017	2017	3	96	1,572	
2	0812	CONCRETE C	0	100	0	0			1,550.00	SF	4.00	4.00	100	2017	2017	3	96	5,952	
3	0463	FENCE GATE	0	100	0	0			2.00	UT	300.00	300.00	100	2017	2017	3	90	540	
4	0462	ST/AL FNC	0	100	294	0			1,196.00	SF	10.00	10.00	100	2017	2017	3	81	9,688	

LAND DESCRIPTION		TOTAL OB/XF 17,752																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH 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		BY		Total Acres:		Total Land Value:		Market:		Agricultural:		Common:	
05/12/2019		KBA		0.00		170,000		0		0		170,000	

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
2101/0169	2/10/2017	WD Q	I 01	497,700
GRANTOR: CORNERSTONE HOMES OF				
GRANTEE: NELSON CHRISTOPHER				
2101/0168	2/08/2017	WD Q	V 01	69,000
GRANTOR: CAPITAL CONSULTANTS L				
GRANTEE: CORNERSTONE HOMES O				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2017] W11 FOP=[YR=2017] N7 W20 PTO=[YR=2017] W5 S10 E5 N10\$ S10 E17 N3 E3\$ W3 S3 W36 S48 FOP=[YR=2017] S3 E20 N8 W8 S5 W12\$ E12 N5 E8 N7 E10 FGR=[YR=2017] S32 E24 N35 PTO=[YR=2017] N12 W4 S12 E4 \$ W23 S3 W1\$ E1 N3 E19 N36\$ PTR = E25 FUS=[YR=2017] E17 S16 E19 N16 E14 S37 W20 N1 W10 N11 STR=[YR=2017] W4 S10 W4 N14 E8 S4\$ N4 W8 S15 W12 N36\$ W25\$.				