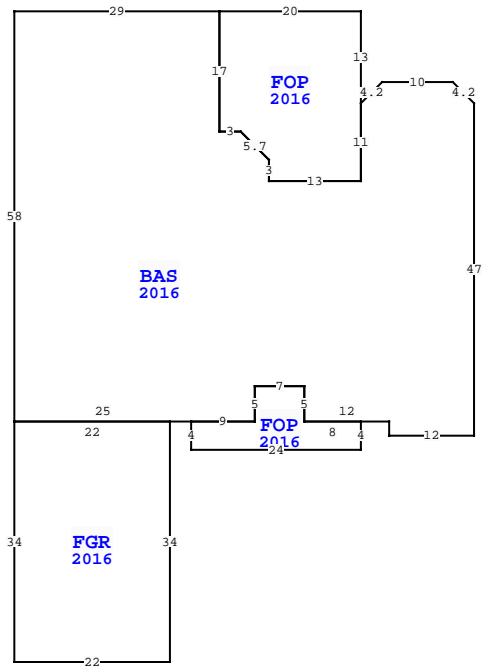


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	3,151	100	2016
FGR	748	55	2016
FOP	131	30	2016
FOP	439	30	2016
TOTALS	4,469		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,733	124.4664	196.66	734,132	2016	2016	0	0	3.50	96.50
1 SFR CUST - 100% - 2017 Heated Area: 3151 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			708,437
TOTAL MARKET OB/XF VALUE			31,603
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			910,040
SOH/AGL Deduction			445,168
ASSESSED VALUE			464,872
TOTAL EXEMPTION VALUE	VP HX HB VX	301,212	
BASE TAXABLE VALUE			163,660
TOTAL JUST VALUE			910,040
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			823,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632570	CO ISSUED	0	11/17/2016
B1632570	NEW CONSTR	401,112	06/24/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2049/1398	5/18/2016	TD Q	Q	V	01	80,000
GRANTOR: CAPITAL CONSULTANTS L						
GRANTEE: MCPHERSON WARREN R						
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
1	0855	CONC PAVER	0	100	273	1			10.00	100	2016
2	0855	CONC PAVER	0	100	72	4			10.00	100	2016
3	0812	CONCRETE C	0	100	0	0			4.00	100	2016
4	0462	ST/AL FNC	0	100	318	0			10.00	100	2016
5	0600	SUMMER KIT	0	100	0	0			7,500.00	100	2016
6	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	2016

TOTAL OB/XF												31,603												
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							

LAND DESCRIPTION		TOTAL OB/XF																						
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							