



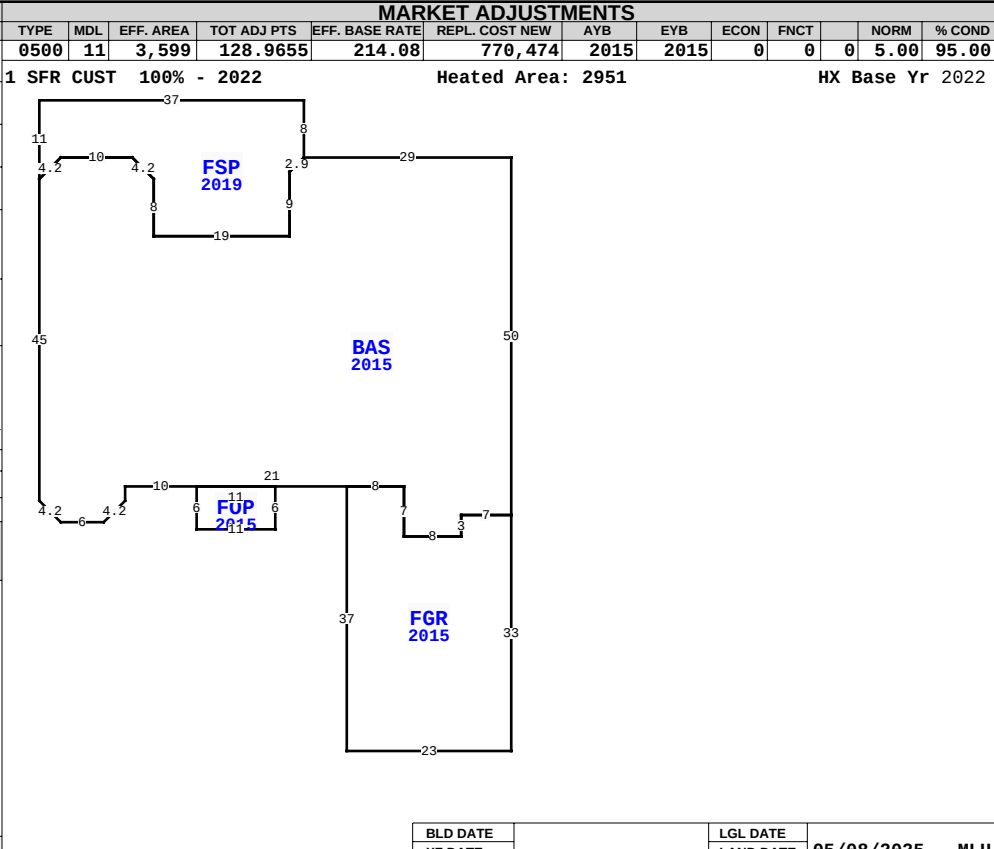
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,951	100	2015	2,951	600,163
FGR	767	55	2015	422	85,825
FOP	66	30	2015	20	4,068
FSP	516	40	2019	206	41,895
TOTALS	4,300			3,599	731,950

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
3	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
51,920									

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51,920									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					731,950				
TOTAL MARKET OB/XF VALUE					51,920				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					983,870				
SOH/AGL Deduction					249,500				
ASSESSED VALUE					734,370				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					682,959				
TOTAL JUST VALUE					983,870				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,001,297				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B210016499	IN GROUND POOL	64,946	11/29/2021
B1529957	CO ISSUED	0	07/29/2015
B1529957	NEW CONSTR	377,680	02/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2458/1675	4/29/2021	WD	Q	I	02	769,000	
GRANTOR:MANNING VINCENT M & C							
GRANTEE:HORNSTEIN MICHAEL D							
1997/1413	8/07/2015	WD	Q	I	01	443,700	
GRANTOR:ICI JACKSONVILLE RESI							
GRANTEE:MANNING VINCENT M &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W29 FSP=[YR=2019] N8 W37 S11 U3 R3 E10 D3 R3 S8 E19 N9 U2 R2 \$ D2 L2 S9 W19 N8 U3 L3 W10 D3 L3 S45 D3 R3 E6 U3 R3 N2 E10 FOP=[YR=2015] S6 E11 N6 W11 \$ E21 FGR=[YR=2015] S37 E23 N33 W7 S3 W8 N7 W8\$ E8 S7 E8 N3 E7N50 \$.									