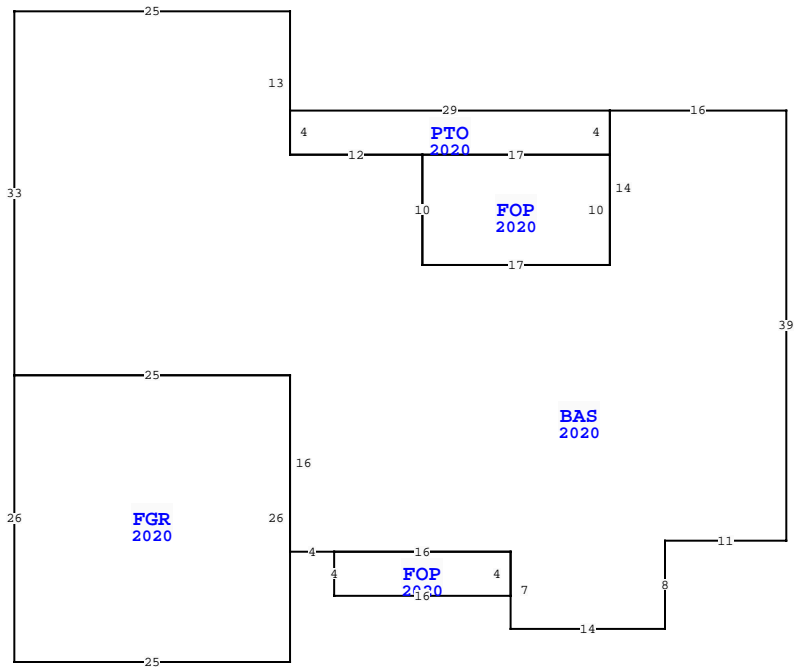


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
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 03
NEIGHBORHOOD/LOC	3047.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	2,426 100 2,426 388,391
FGR	650 55 358 57,314
FOP	64 30 19 3,042
FOP	170 30 51 8,165
PTO	116 5 6 960
TOTALS	3,426 2,860 457,873

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%	- 2021		Heated Area: 2426		HX Base Yr 2021				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			457,873
TOTAL MARKET OB/XF VALUE			11,134
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			669,007
SOH/AGL Deduction			230,843
ASSESSED VALUE			438,164
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			388,164
TOTAL JUST VALUE			669,007
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			471,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903569	NEW CONSTR	334,192	04/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2365/0575	6/02/2020	WD Q	Q	I	01	618,900
GRANTOR: JOSEPH ANDREW HOMES L						
GRANTEE: SIACA OMAR DIAZ & J						
2240/1938	12/03/2018	WD U	V	11		100
GRANTOR: DRAYTON PROPERTIES LL						
GRANTEE: JOSEPH ANDREW HOMES						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
2	0811	CONCRETE B	0	100	0	941.00	SF	5.20	5.20	100	2020	2020	3	99	4,844	
3	0810	CONCRETE A	0	100	0	116.00	SF	6.50	6.50	100	2020	2020	3	99	746	
4	0855	CONC PAVER	0	100	0	360.00	SF	10.00	10.00	100	2020	2020	3	99	3,564	

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS=[YR=2020] W16 PTO=[YR=2020] W29 S4 E12 FOP=[YR=2020] S10 E17 N10 W17\$ E17 N4\$ S14 W17 N10 W12 N13 W25 S33  
 FGR=[YR=2020] S26 E25 N26 W25\$ E25 S16 E4 FOP=[YR=2020] S4 E16 N4 W16\$ E16 S7 E14 N8 E11 N39\$.

LAND DESCRIPTION																								
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	SFR	100		RS-1	96.00	140.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							