

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,909	100	1,909
FGR	420	55	231
FOP	48	30	14
FOP	224	30	67
FUS	388	100	388
STR	62	10	6
TOTALS	3,051		2,615

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,615	132.2592	157.06	410,712	2018	2018	0	0	1.50	98.50

1 SNGL FAM - 100% - 2020 Heated Area: 2297 HX Base Yr 2020

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		404,551	
TOTAL MARKET OB/XF VALUE		4,665	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		524,216	
SOH/AGL Deduction		176,866	
ASSESSED VALUE		347,350	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		297,350	
TOTAL JUST VALUE		524,216	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		513,213	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182603	CO ISSUED	0	11/28/2018
20182603	NEW CONSTR	298,306	07/26/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2307/0822	9/17/2019	WD Q	Q	I	02	435,000

GRANTOR: KERNS DAVID N & NIKKI
GRANTEE: SERRIAN SAMUEL A &
2240/1942 11/29/2018 WD Q I 01 388,300
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: KERNS DAVID N & NIK

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	0855	CONC PAVER	0	100	0	632.00	SF	7.00	7.00	100	2018	2018	3	98	4,336	
2	0855	CONC PAVER	0	100	0	48.00	SF	7.00	7.00	100	2018	2018	3	98	329	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2018] W16 BAS=[YR=2018] W24 S50 FGR=[YR=2018] S20 E21 N7 FOP=[YR=2018] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$ PTR= E15 FUS=[YR=2018] E21 S20 W13 STR=[YR=2018] W11 N10 E3 S6 E8 S4\$ N4 W8 N16\$ W15\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 4,665																								
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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							