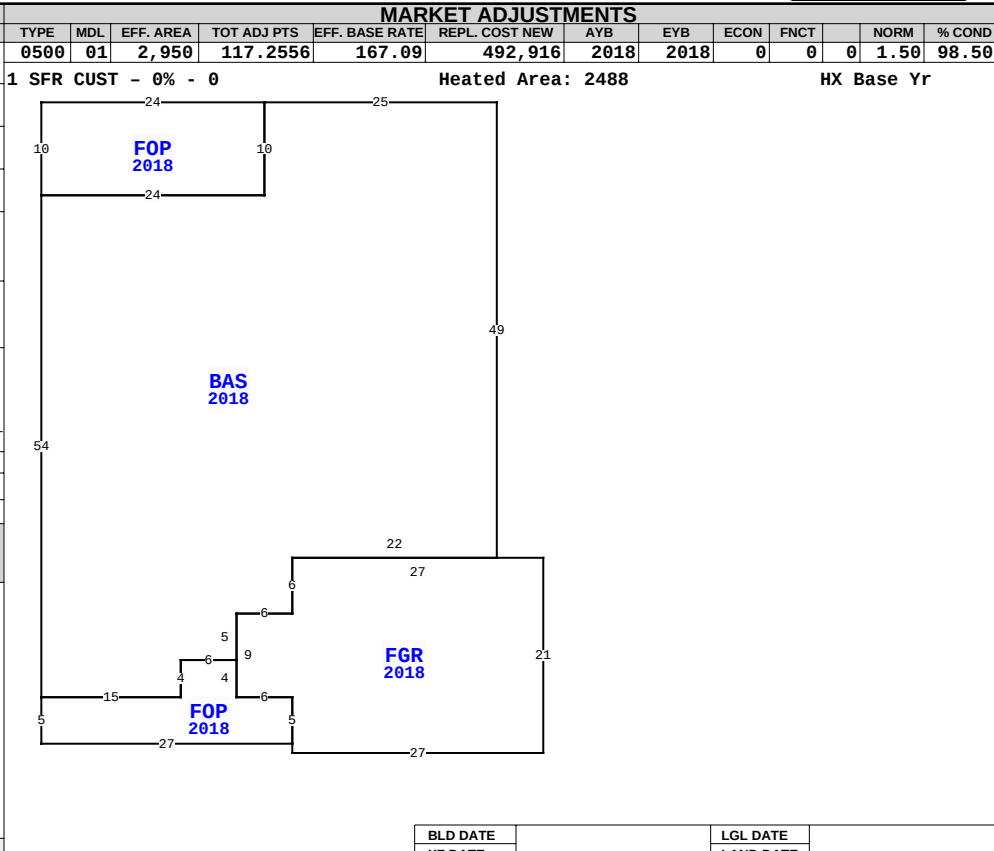




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,488	100	2,488	409,484
FGR	621	55	342	56,288
FOP	159	30	48	7,900
FOP	240	30	72	11,850
TOTALS	3,508		2,950	485,522



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
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99
2	0855	CONC PAVER	0	0	0	784.00	SF	7.00	7.00	100	2018	2018	3	98
3	0855	CONC PAVER	0	0	0	54.00	SF	7.00	7.00	100	2018	2018	3	98
4	0861	POOL GUNIT	0	0	0	380.00	SF	85.00	85.00	100	2018	2018	3	90
5	0911	SCRN RM A	0	0	0	779.00	SF	17.50	17.50	100	2018	2018	3	86
6	0855	CONC PAVER	0	0	0	355.00	SF	10.00	10.00	100	2018	2018	3	98

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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 8								Tax Dist:	
BUILDING MARKET VALUE								485,522	
TOTAL MARKET OB/XF VALUE								52,001	
TOTAL LAND VALUE - MARKET								300,000	
TOTAL MARKET VALUE								837,523	
SOH/AGL Deduction								140,572	
ASSESSED VALUE								696,951	
TOTAL EXEMPTION VALUE								0	
BASE TAXABLE VALUE								696,951	
TOTAL JUST VALUE								837,523	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								633,592	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803882	SCRNROM	18,618	04/17/2018
B1803040	SWIM POOL	50,000	03/23/2018
B1709220	NEW CONSTR	329,823	10/18/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2447/1759	3/31/2021	WD Q	Q	I	01	695,000	
GRANTOR: GAGNON DONALD R & DOR							
GRANTEE: HOFFMAN DEBORAH K &							
2208/0586	6/29/2018	WD Q	Q	I	01	611,600	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: GAGNON DONALD R & D							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W25 FOP=[YR=2018] W24 S10 E24 N10\$ S10 W24 S54 FOP=[YR=2018] S5 E27 FGR=[YR=2018] S1 E27 N21 W27 S6 W6 S9 E6 S5\$ N5 W6 N4 W6 S4 W15\$ E15 N4 E6 N5 E6 N6 E22N49 \$.									