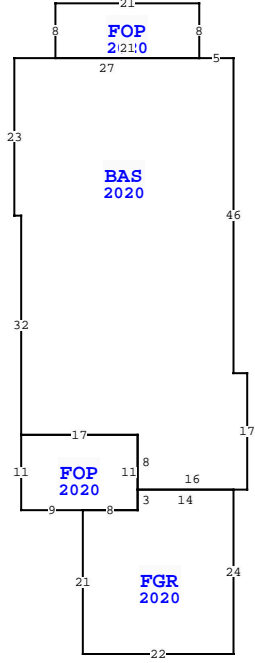


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	11	CLAY TILE	70	
Interior Floo	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1031.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	1,874	304,923
FGR	504	55	277	45,072
FOP	168	30	50	8,136
FOP	187	30	56	9,112
TOTALS	2,733		2,257	367,242

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: 1874					HX Base Yr 2021	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			367,242
TOTAL MARKET OB/XF VALUE			9,712
TOTAL LAND VALUE - MARKET			162,000
TOTAL MARKET VALUE			538,954
SOH/AGL Deduction			79,310
ASSESSED VALUE			459,644
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			409,644
TOTAL JUST VALUE			538,954
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			507,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190564	NEW CONSTR	259,611	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/524	6/20/2023	WD	U	I	11	100
GRANTOR: BRAVO MICHAEL J JR &						
GRANTEE: BRAVO FAMILY TRUST						
2382/0011	7/30/2020	WD	Q	I	01	532,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BRAVO MICHAEL J JR						

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	0			10.00	100	2020	2020	3	99	9,712	

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W5 FOP=[YR=2020] N8 W21 S8 E21 \$ W27 S23 E1 S32 FOP=[YR=2020] S11 E9 FGR=[YR=2020] S21 E22 N24 W14 S3 W8 \$ E8 N11 W17 \$ E17 S8 E16 N17 W2 N46 \$.

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	SFR	100			0.00	0.00	54.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	162,000									