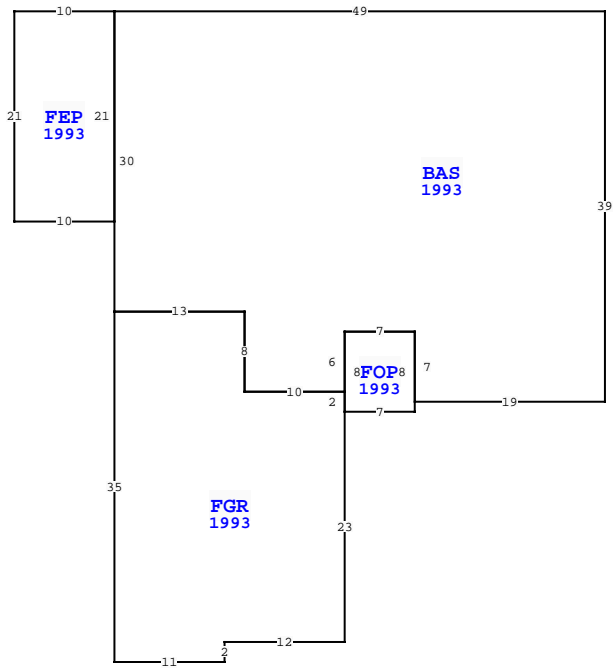


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 60			
Exterior Wall	12 CEDAR 40			
Roof Structure	08 IRREGULAR 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	11 CLAY TILE 20			
Air Condition	03 CENTRAL 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	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1030.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,735	100	1,735	212,821
FEP	210	80	168	20,607
FGR	701	55	386	47,348
FOP	56	30	17	2,085
TOTALS	2,702		2,306	282,861

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,306	121.8140	144.65	333,563	1991	1991	0	0	15.20	84.80
1 SNGL FAM - 100% - 2023 Heated Area: 1735 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			282,861
TOTAL MARKET OB/XF VALUE			10,058
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			407,919
SOH/AGL Deduction			0
ASSESSED VALUE			407,919
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			357,919
TOTAL JUST VALUE			407,919
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			377,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6426	NEW CONSTR	94,000	03/19/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2532/0327	1/25/2022	WD Q	Q	I	02	511,900
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: SELLENTIN JOHN A &						
2519/0109	11/30/2021	WD U	U	I	11	100
GRANTOR: MIZELL WILLIAM M & KA						
GRANTEE: ZILLOW HOMES PROPER						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0810	CONCRETE A	0	100	0	1,761.00	SF	6.50	6.50	100	1991	1991	3	64	7,326	
3	0810	CONCRETE A	0	100	17	51.00	SF	6.50	6.50	100	1991	1991	3	64	212	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	UT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W49 FEP=[YR=1993] W10 S21 E10 N21 \$ S30 FGR=[YR=1993] S35 E11 N2 E12 N23 FOP=[YR=1993] E7 N8 W7 S8 \$ N2 W10 N8 W13 \$ E13 S8 E10 N6 E7 S7 E19 N39 \$.	

TOTAL OB/XF											
10,058											