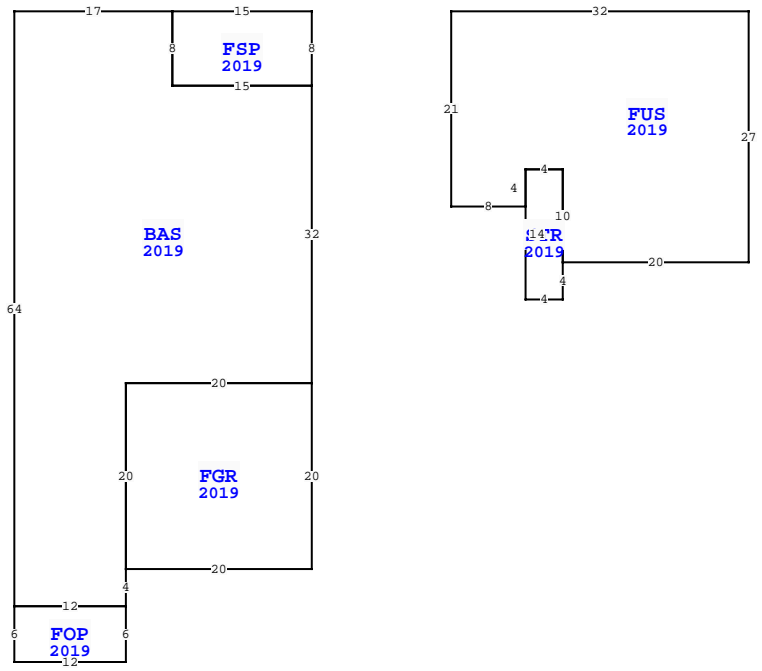


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,448	100	1,448
FGR	400	55	220
FOP	72	30	22
FSP	120	40	48
FUS	776	100	776
STR	56	10	6
TOTALS	2,872		2,520
			556,733

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%	- 2022								
				Heated Area:	2224			HX Base Yr	2022		



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			8
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		556,733	
TOTAL MARKET OB/XF VALUE		8,574	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		680,307	
SOH/AGL Deduction		100,574	
ASSESSED VALUE		579,733	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		529,733	
TOTAL JUST VALUE		680,307	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		562,848	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011736	CO ISSUED	0	12/19/2019
19005794	NEW CONSTR	296,349	06/04/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/0171	11/03/2021	WD	Q	I	01	807,000
GRANTOR: HANSON JOHN EDWARD &						
GRANTEE: PAHWA SUDHIR K & CH						
2316/1779	10/31/2019	SW	Q	I	02	546,400
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: HANSON JOHN E & JAN						

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	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	100	0	472.00	SF	10.00	10.00	100	2019	2019	3	99	4,673	
3	0855	CONC PAVER	0	100	0	44.00	SF	10.00	10.00	100	2019	2019	3	99	436	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2019] W15 BAS=[YR=2019] W17 S64 FOP=[YR=2019] S6 E12 N6 W12\$ E12 N4 FGR=[YR=2019] E20 N20 W20 S20\$ N20 E20 N32 W15 N8\$ S8 E15 N8\$ PTR=E15 FUS=[YR=2019] E32 S27 W20 STR=[YR=2019] S4 W4 N14 E4 S10\$ N10 W4 S4 W8 N21\$ W15\$.	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							