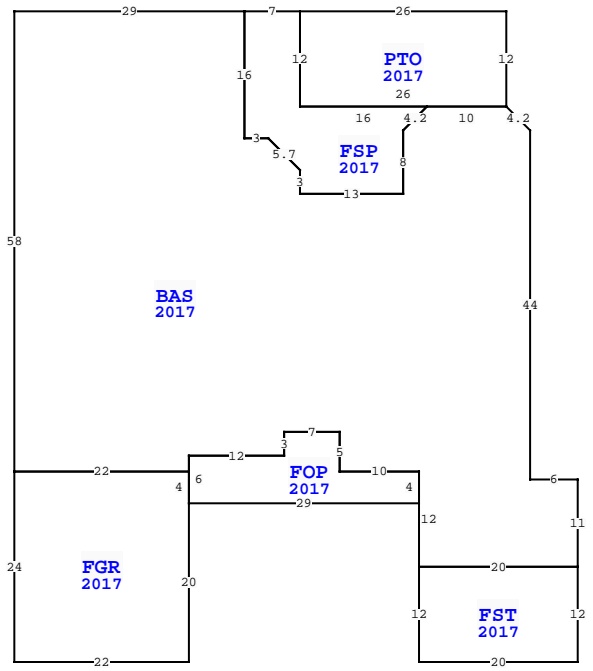


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,325	100	3,325
FGR	528	55	290
FOP	175	30	52
FSP	268	40	107
FST	240	55	132
PTO	312	5	16
TOTALS	4,848		3,922
			737,464

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%	- 2018							
					Heated Area: 3325	HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		737,464	
TOTAL MARKET OB/XF VALUE		16,443	
TOTAL LAND VALUE - MARKET		405,000	
TOTAL MARKET VALUE		1,158,907	
SOH/AGL Deduction		449,936	
ASSESSED VALUE		708,971	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		658,971	
TOTAL JUST VALUE		1,158,907	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		878,780	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1704711	CO ISSUED	0	05/30/2017
B1633522	NEW CONSTR	414,380	12/16/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/0610	3/29/2021	WD	U	I	11	100
GRANTOR: MORCOM SCOTT W & MIST						
GRANTEE: MORCOM SCOTT W & MI						
2065/0801	8/05/2016	WD	U	V	11	100
GRANTOR: VIJUK DRENDA L						
GRANTEE: MORCOM SCOTT W						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	1,860.00	SF	7.00	7.00	100	2017	2017	3	97	12,629	
3	0855	CONC PAVER	0	100	0	273.00	SF	7.00	7.00	100	2017	2017	3	97	1,854	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2017] U3 L3 PTO=[YR=2017] N12 W26 FSP=[YR=2017] W7 S16 E3 D4 R4 S3 E13 N8 U3 R3 W16 N12\$ S12 E26 \$ W10 D3 L3 S8 W13 N3 U4 L4 W3 N16 W29 S58 FGR=[YR=2017] S24 E22 N20 FOP=[YR=2017] E29 N4 W10 N5 W7 S3 W12 S6\$ N4 W22\$ E22 N2 E12 N3 E7 S5 E10 S12 FST=[YR=2017] S12 E20 N12 W20\$ E20 N11 W6 N44\$.	

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	450,000.00	405,000.00	405,000							