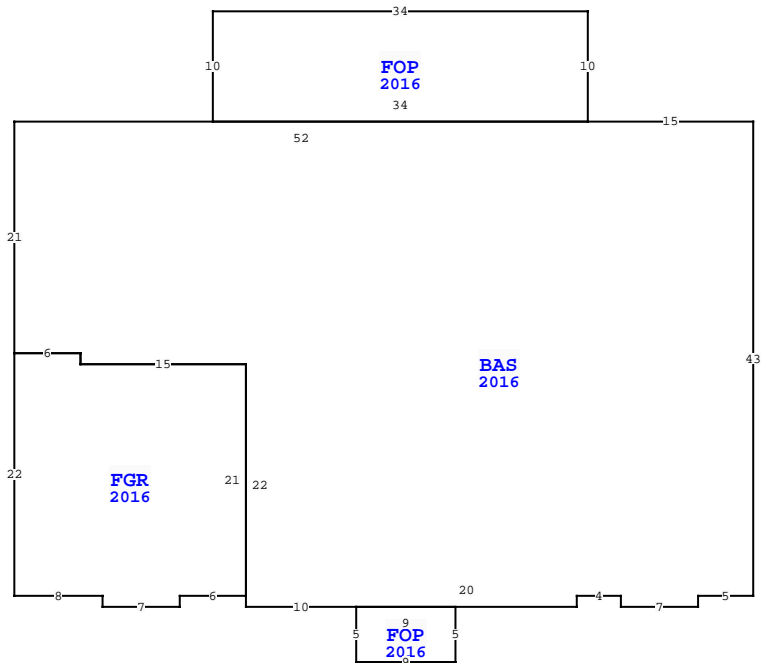


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 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 08
NEIGHBORHOOD/LOC	8124.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	2,471 100 2,471 290,540
FGR	454 55 250 29,395
FOP	45 30 14 1,646
FOP	340 30 102 11,993
TOTALS	3,310 2,837 333,573

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,837	103.6800	123.12	349,291	2016	2016	0	0	4.50	95.50	
1 SNGL FAM - 0% - 0 Heated Area: 2471 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			333,573
TOTAL MARKET OB/XF VALUE			46,781
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			470,354
SOH/AGL Deduction			14,613
ASSESSED VALUE			455,741
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			455,741
TOTAL JUST VALUE			470,354
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			414,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002738	XFOB	19,120	04/01/2018
18002206	SWIM POOL	54,441	03/01/2018
B1632326	CO ISSUED	0	08/05/2016
B1632326	NEW CONSTR	299,788	05/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/0530	12/22/2021	WD	Q	I	01	545,000
GRANTOR: COLEMAN DAVID W JR						
GRANTEE: BARNES ROGER P & JU						
2064/0178	8/09/2016	WD	Q	I	02	268,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: COLEMAN DAVID W 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	0811	CONCRETE B	0	0	0	0	1,482.00	SF	5.20	5.20	100	2016	2016	3	97	7,475	
2	0861	POOL GUNIT	0	0	0	0	313.00	SF	85.00	85.00	100	2018	2018	3	90	23,945	
3	0855	CONC PAVER	0	0	0	0	420.00	SF	10.00	10.00	100	2018	2018	3	98	4,116	
4	0911	SCRN RM A	0	0	0	0	690.00	SF	17.50	17.50	100	2018	2018	3	86	10,385	
5	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2018	2018	3	86	860	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W15 FOP=[YR=2016] N10 W34 S10 E34\$ W52 S21 FGR=[YR=2016] S22 E8 S1 E7 N1 E6 N21 W15 N1 W6\$ E6 S1 E15 S22 E10 FOP=[YR=2016] S5 E9 N5 W9\$ E20 N1 E4 S1 E7 N1 E5 N43\$.	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000134	C	SFR POND	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.50	60,000.00	90,000.00	90,000								