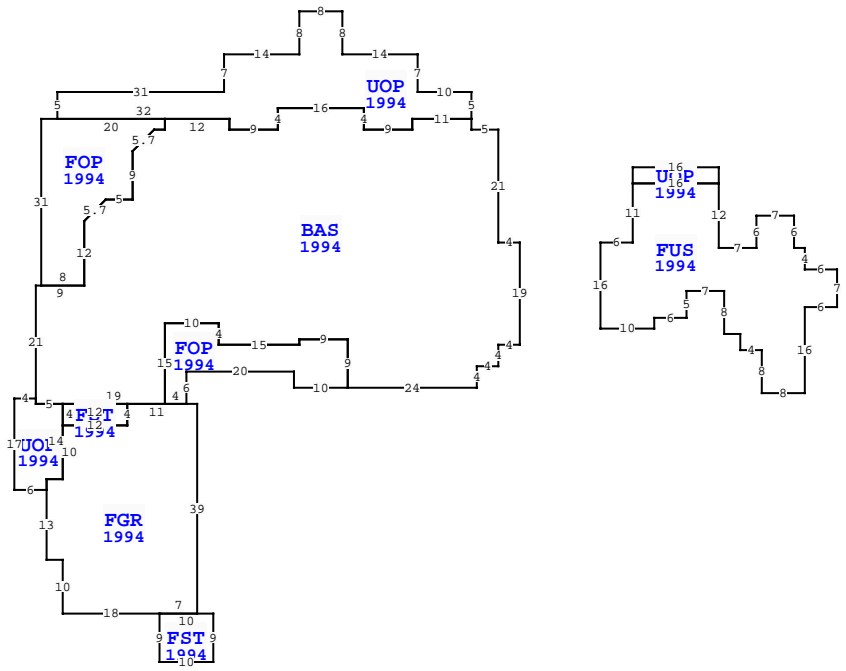


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		4.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,655	100	3,655
FGR	972	55	535
FOP	273	30	82
FOP	411	30	123
FST	48	55	26
FST	90	55	50
FUS	906	100	906
UOP	48	20	10
UOP	142	20	28
UOP	705	20	141
TOTALS	7,250		5,556

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SFR CUST	- 0%	- 0									Heated Area: 4561 HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			948,799
TOTAL MARKET OB/XF VALUE			51,141
TOTAL LAND VALUE - MARKET			1,235,000
TOTAL MARKET VALUE			2,234,940
SOH/AGL Deduction			491,778
ASSESSED VALUE			1,743,162
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,743,162
TOTAL JUST VALUE			2,234,940
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,632,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9300349	XFOB	5,000	07/01/1993
B938729	NEW CONSTR	192,753	03/05/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0673	8/31/2020	WD	U	V	37	254,400
GRANTOR: CORREA JUAN J						
GRANTEE: MOSIER CURTIS L & S						
2354/0207	4/14/2020	WD	Q	I	01	1,692,500
GRANTOR: LEVERING EUGENE H III						
GRANTEE: MOSIER CURTIS L & S						

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540	
2	0858	SCULP CONC	0	0	0	0	3,183.00	SF	13.00	13.00	100	1994	1994	3	91	37,655	
3	1242	WD DECK A	0	0	0	0	36.00	SF	10.00	10.00	100	1994	1994	3	20	72	
4	0858	SCULP CONC	0	0	0	0	959.00	SF	13.00	13.00	100	1994	1994	3	91	11,345	
5	0446	BOX FNC 6'	0	0	0	0	15.00	LF	20.00	20.00	100	1994	1994	3	20	60	
6	1126	CB/STC 8"	0	0	0	0	48.00	SF	8.00	8.00	100	1994	1994	3	70	269	
7	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	200	

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

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1994] W4 N21 W5 N2 UOP=[YR=1994] N5 W10 N7 W14 N8 W8 S8 W14 S7 W31 S5 FOP=[YR=1994] W3 S31 E8 N12 U4 R4 E5 N9 R4 U4 E2 N2 W20 E32 S2 E9 N4 E16 S4 E9 N2 E11 W11 S2 W9 N4 W16 S4 W9 N2 W12 S2 W2 D4 L4 S9 W5 D4 L4 S12 W9 S21 UOP=[YR=1994] W4 S17 E6 FGR=[YR=1994] S13 E3 S10 E18 FST=[YR=1994] S9 E10 N9 W10 E7 N39 W2 FOP=[YR=1994] N6 E20 S3 E10 N9 W9 S1 W15 N4 W10S15 E4 W11 S4 W12 S10 W3 S2 N2E3N14W5N1S1 E5 FST=[YR=1994] S4E12 N4 W12 E19 N15 E10 S4 E15 N1 E9 S9 E24 N4 E4 N4 E4 N19 PTR= E15 FUS=[YR=1994] E6 N11 UOP=[YR=1994] N3 E16 S3 W16 E16 S12 E7 N6 E7 S6 E2 S4 E6 S7 W6S16 W8 N8 W4 N3 W3 N8 W7 S5 W6S2 W10 N16 W15 \$ .													

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	000140	C	SFR GOLF A	0		PUD	0.00	0.00	2.00	LT		1.00	1.00	0.70	650,000.00	455,000.00	910,000							
2	000140	C	SFR GOLF A	0		PUD	0.00	0.00	0.50	LT		1.00	1.00	1.00	650,000.00	650,000.00	325,000							