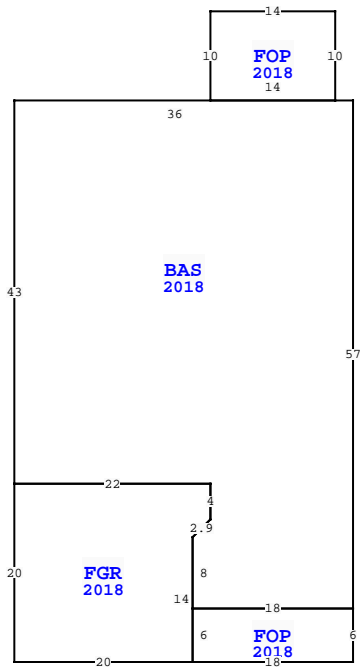


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4073.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,876	100	1,876
FGR	410	55	226
FOP	108	30	32
FOP	140	30	42
TOTALS	2,534		2,176

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 2019									
				Heated Area:	1876			HX Base Yr	2019			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			231,863
TOTAL MARKET OB/XF VALUE			8,807
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			290,670
SOH/AGL Deduction			89,523
ASSESSED VALUE			201,147
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			146,147
TOTAL JUST VALUE			290,670
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000491	CO ISSUED	0	01/17/2018
17006768	NEW CONSTR	244,780	07/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/1868	4/10/2018	SW Q	Q	I	01	233,900
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: ANDERSON JAMES LAMA						
2107/0469	12/29/2016	SW U	U	V	11	11,700
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

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
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2018	2018
2	0462	ST/AL FNC	0	100	0	0		10.00	10.00	100	2018	2018

TOTAL OB/XF												
8,807												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2018] W2 FOP=[YR=2018] N10 W14 S10 E14\$ W36 S43												
FGR=[YR=2018] S20 E20 FOP=[YR=2018] E18 N6 W18 S6\$ N14 U2												
R2 N4 W22\$ E22 S4 D2 L2 S8 E18 N57\$.												

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
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00