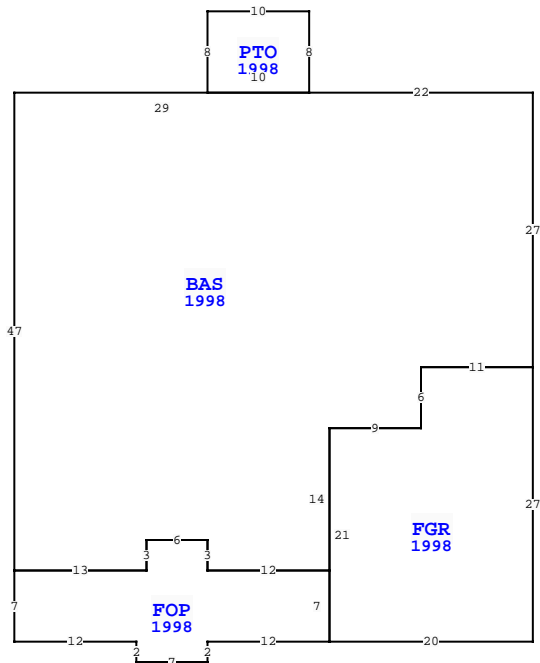


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	20	FACE BRICK 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating 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	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8003.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,033	100	2,033
FGR	486	55	267
FOP	249	30	75
PTO	80	5	4
			SUBAREA MARKET VALUE
			206,167
			27,076
			7,606
			405
TOTALS	2,848		2,379
			241,255

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SNGL FAM	- 100%	- 1999		Heated Area: 2033					HX Base Yr 1999		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			241,255
TOTAL MARKET OB/XF VALUE			4,587
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			275,842
SOH/AGL Deduction			133,141
ASSESSED VALUE			142,701
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			92,701
TOTAL JUST VALUE			275,842
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004865	NEW SHINGLES	31,000	04/19/2021
21001682	NEW VINYL SIDING	29,716	02/12/2021
M972685	H/AC	0	12/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0824/0818	2/26/1998	WD Q	Q	I		117,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MORGAN JOHN E & DON						
0812/0407	11/04/1997	WD U	V	19		14,000
GRANTOR: SEMANIK DEVELOPMENT C						
GRANTEE: SEDA CONST COMPANY						

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998
2	0810	CONCRETE A	0 100	0	0	336.00	SF	6.50	6.50	100	1998	1998
TOTAL OB/XF 4,587												

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00