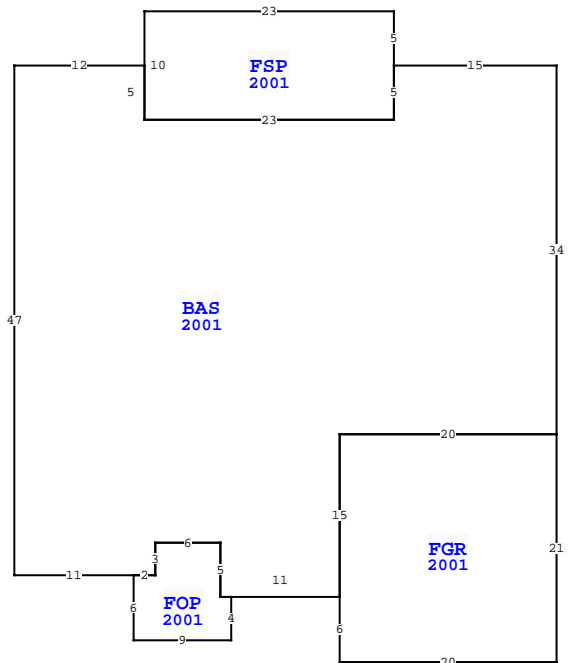


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,979	100	1,979
FGR	420	55	231
FOP	70	30	21
FSP	230	40	92
TOTALS	2,699		2,323
			261,300

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,323	105.8400	125.68	291,955	2001	2001	0	0	10.50	89.50
1 SNGL FAM - 100% - 2002 Heated Area: 1979 HX Base Yr 2002											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			261,300
TOTAL MARKET OB/XF VALUE			27,589
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			353,889
SOH/AGL Deduction			158,319
ASSESSED VALUE			195,570
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			145,570
TOTAL JUST VALUE			353,889
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514941	SWIM POOL	23,097	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1019/0514	11/13/2001	WD Q	Q	I		158,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CRUZ HENRY J & TERE						
0986/1266	5/16/2001	WD U	U	V	19	31,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/22/2023	MLU

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0811	CONCRETE B	0	100	0	620.00	SF	5.20	5.20	100	2001	2001	3	82	2,644	
3	0861	POOL GUNIT	0	100	0	264.00	SF	85.00	85.00	100	2005	2005	3	44	9,874	
4	0845	KOOL DECK	0	100	0	480.00	SF	7.25	7.25	100	2005	2005	3	87	3,028	
5	0462	ST/AL FNC	0	100	155	620.00	SF	10.00	10.00	100	2005	2005	3	44	2,728	
6	0855	CONC PAVER	0	100	0	650.00	SF	10.00	10.00	100	2016	2016	3	97	6,305	
TOTAL OB/XF															27,589	

BUILDING NOTES	
BAS=[YR=2001] W15 FSP=[YR=2001] N5 W23 S10 E23 N5\$ S5 W23 N5 W12 S47 E11 FOP=[YR=2001] S6 E9 N4 W1 N5 W6 S3 W2\$ E2 N3 E6 S5 E11 FGR=[YR=2001] S6 E20 N21 W20 S15\$ N15 E20 N34\$.	

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	% 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							