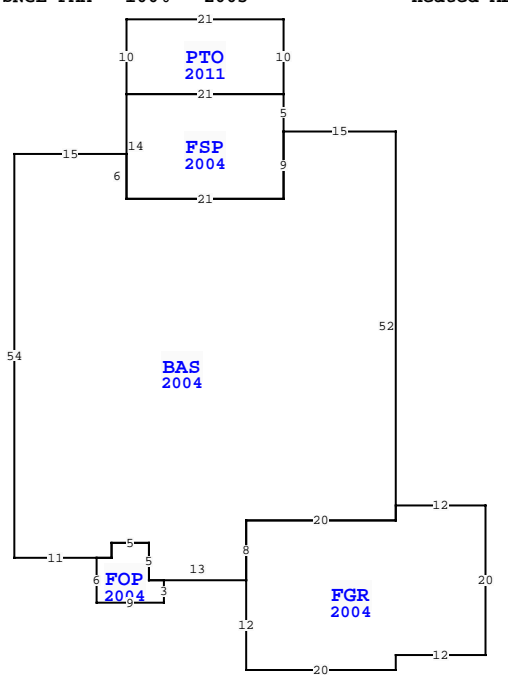


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		1.	100
Units		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	2,602	100	2,602
FGR	640	55	352
FOP	58	30	17
FSP	294	40	118
PTO	210	5	10
TOTALS	3,804		3,099
			334,436

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,099	105.0640	124.76	386,631	2004	2004	0	0	13.50	86.50
1 SNGL FAM - 100% - 2005 Heated Area: 2602 HX Base Yr 2005											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			334,436
TOTAL MARKET OB/XF VALUE			7,207
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			406,643
SOH/AGL Deduction			187,659
ASSESSED VALUE			218,984
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			168,984
TOTAL JUST VALUE			406,643
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1273/1501	11/15/2004	WD Q	Q	I		298,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RICHARDSON WM ROGER						
1230/1732	5/17/2004	WD U	V	19		49,000
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	2004	2004	3	89	3,115	
2	0810	CONCRETE A	0	100	0	732.00	SP	6.50	6.50	100	2004	2004	3	86	4,092	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W15 FSP=[YR=2004] N5PTO=[YR=2011] N10 W21 S10 E21\$ W21 S14E21 N9 \$ S9 W21 N6 W15 S54 E11 FOP=[YR=2004] S6 E9 N3 W2 N5 W5 S2 W2\$ E2 N2 E5 S5 E13 FGR=[YR=2004] S12 E20 N2 E12 N20 W12 S2 W20 S8\$ N8 E20 N52\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							