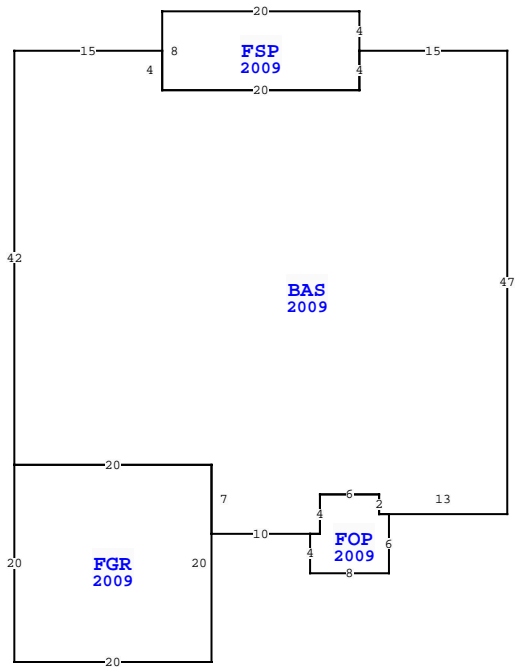


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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	2,180	100	2,180
FGR	400	55	220
FOP	58	30	17
FSP	160	40	64
TOTALS	2,798		2,481
			293,284

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,481	106.4640	126.43	313,673	2009	2009	0	0	6.50	93.50
1 SNGL FAM - 100% - 2017 Heated Area: 2180 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			293,284
TOTAL MARKET OB/XF VALUE			46,784
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			405,068
SOH/AGL Deduction			145,395
ASSESSED VALUE			259,673
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			209,673
TOTAL JUST VALUE			405,068
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2108700	SOLAR PANELS	40,460	07/02/2021
B1804555	SCRNENCL	21,892	05/04/2018
B1802711	SWIM POOL	40,000	03/15/2018
C21849	CO ISSUED	0	09/21/2009
M14513	MECH OTHER	0	05/01/2009
P13720	PLUMBING	0	04/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2079/0022	10/21/2016	WD	Q	I	01	256,000
GRANTOR:WELLING JUSTIN R & BA						
GRANTEE:PALIN WILLIAM EDWIN						
1648/0598	10/28/2009	WD	Q	I	01	220,000
GRANTOR:SEDA CONSTRUCTION COM						
GRANTEE:WELLING JUSTIN R &						

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	0811	CONCRETE B	0	100	0	0	578.00	SF	5.20	5.20	100	2009	2009	3	91	2,735	
2	0462	ST/AL FNC	0	100	0	0	488.00	SF	10.00	10.00	100	2014	2014	3	78	3,806	
3	0861	POOL GUNIT	0	100	0	0	300.00	SF	85.00	85.00	100	2018	2018	3	90	22,950	
4	0911	SCRN RM A	0	100	0	0	745.00	SF	17.50	17.50	100	2018	2018	3	86	11,212	
5	0855	CONC PAVER	0	100	0	0	445.00	SF	10.00	10.00	100	2018	2018	3	98	4,361	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	86	1,720	
TOTAL OB/XF															46,784		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2009] W15 FSP=[YR=2009] N4 W20 S8 E20 N4 \$ S4 W20 N4 W15 S42 FGR=[YR=2009] S20 E20 N20 W20 \$ E20 S7 E10 FOP=[YR=2009] S4 E8 N6 W1 N2 W6 S4 W1\$ E1 N4 E6 S2 E13 N47 \$			

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	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							