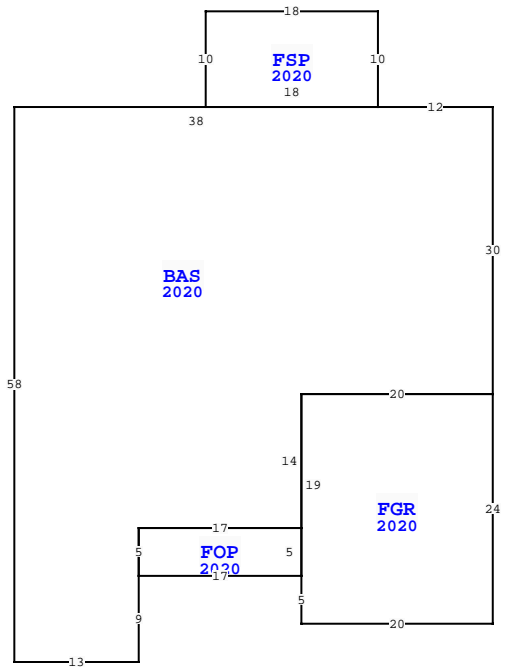


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	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	2,102	100	2,102
FGR	480	55	264
FOP	85	30	26
FSP	180	40	72
TOTALS	2,847		2,464
			313,031

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,464	107.5200	127.68	314,604	2020	2020	0	0	0.50	99.50	
1 SNGL FAM - 100% - 2022 Heated Area: 2102 HX Base Yr 2022												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		313,031	
TOTAL MARKET OB/XF VALUE		4,157	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		382,188	
SOH/AGL Deduction		67,819	
ASSESSED VALUE		314,369	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		264,369	
TOTAL JUST VALUE		382,188	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,213	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C203746	CO ISSUED	0	10/12/2020
B203746	NEW CONSTR	287,953	05/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/1170	7/02/2021	WD Q	Q	I	01	400,000
GRANTOR: MOLUMBY STEPHEN J & J						
GRANTEE: GRADY-FOSTER KELLY						
2402/0561	10/20/2020	WD Q	Q	I	01	324,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MOLUMBY STEPHEN J &						

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	0810	CONCRETE A	0	100	22	3			6.50	100	2020	2020	3	99	425	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2020	2020	3	99	3,732	
TOTALS													4,157			

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W12 FSP=[YR=2020] N10 W18 S10 E18\$ W38 S58 E13 N9 FOP=[YR=2020] E17 FGR=[YR=2020] S5 E20 N24 W20 S19\$ N5 W17 S5\$ N5 E17 N14 E20 N30\$.	

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							