



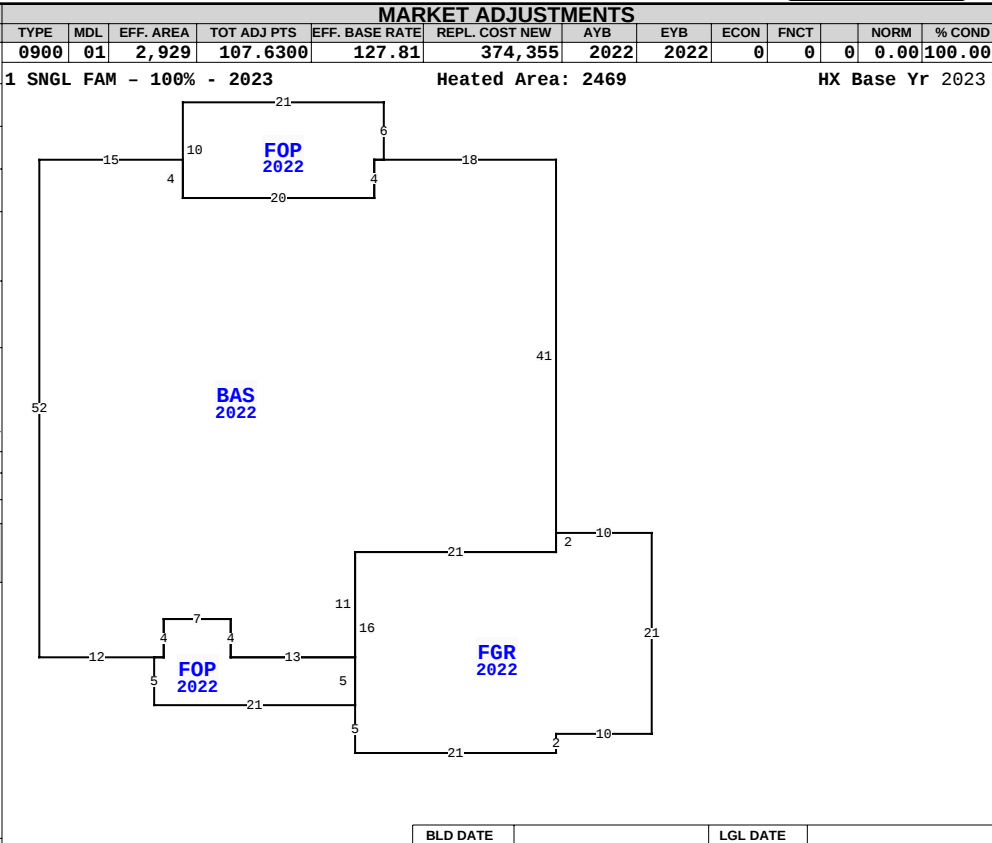
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	SUBAREA MARKET VALUE
BAS	2,469	100	2,469	315,563
FGR	651	55	358	45,756
FOP	133	30	40	5,112
FOP	206	30	62	7,924
TOTALS	3,459		2,929	374,355

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
1	0811	CONCRETE B	0 100	0	0	975.00	SF	5.20	5.20	100	2022	2022	3

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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00



TOTAL OB/XF													
5,070													

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NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 374,355													
TOTAL MARKET OB/XF VALUE 5,070													
TOTAL LAND VALUE - MARKET 65,000													
TOTAL MARKET VALUE 444,425													
SOH/AGL Deduction 0													
ASSESSED VALUE 444,425													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 394,425													
TOTAL JUST VALUE 444,425													
NCON VALUE 379,425													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 65,000													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108440	CO ISSUED	0	06/16/2022
B2108440	NEW CONSTR	363,144	06/28/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2571/0922	6/17/2022	WD	Q	I	02	551,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: NEVE LAURENCE J							
2499/0464	9/21/2021	WD	U	V	30	75,000	
GRANTOR: FLORA PARKE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W18 FOP=[YR=2022] N6 W21 S10 E20 N4 E1\$ W1 S4 W20 N4 W15 S52 E12 FOP=[YR=2022] S5 E21 FGR=[YR=2022] S5 E21 N2 E10 N21 W10 S2 W21 S16\$ N5 W13 N4 W7 S4 W1 \$ E1 N4 E7 S4 E13 N11 E21 N41\$.													