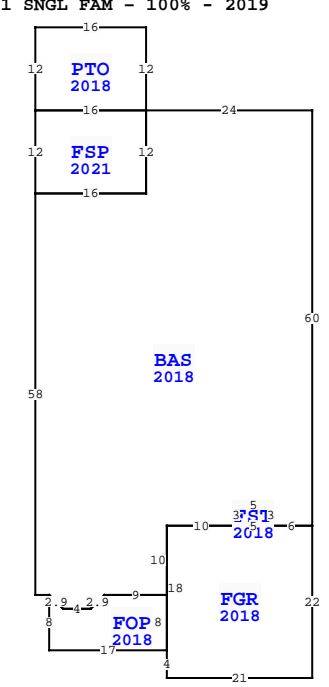


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	11	SLATE	10
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMNT	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,395	100	2,395
FGR	477	55	262
FOP	124	30	37
FSP	192	40	77
FST	15	55	8
PTO	192	5	10
TOTALS	3,395		2,789
			355,484

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,789	108.9648	129.40	360,897	2018	2018	0	0	1.50	98.50
1 SNGL FAM - 100% - 2019 Heated Area: 2395 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			355,484
TOTAL MARKET OB/XF VALUE			9,371
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			439,855
SOH/AGL Deduction			196,493
ASSESSED VALUE			243,362
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			193,362
TOTAL JUST VALUE			439,855
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			409,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1710300	CO ISSUED	0	05/04/2018
B1710300	NEW CONSTR	307,429	11/20/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2095/1114	1/17/2017	WD Q	Q	V	01	56,000
GRANTOR: BERNHARD STEVEN C & P						
GRANTEE: WENTWORTH LAURA MAY						
1926/0207	6/18/2014	WD Q	Q	V	01	44,000
GRANTOR: VAN TUYL JOHANNES						
GRANTEE: BERNHARD STEVEN C &						

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	35	3		6.50	6.50	100	2018	2018	3	98	669	
2	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2018	2018	3	98	5,237	
3	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	2018	2018	3	99	3,465	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							