



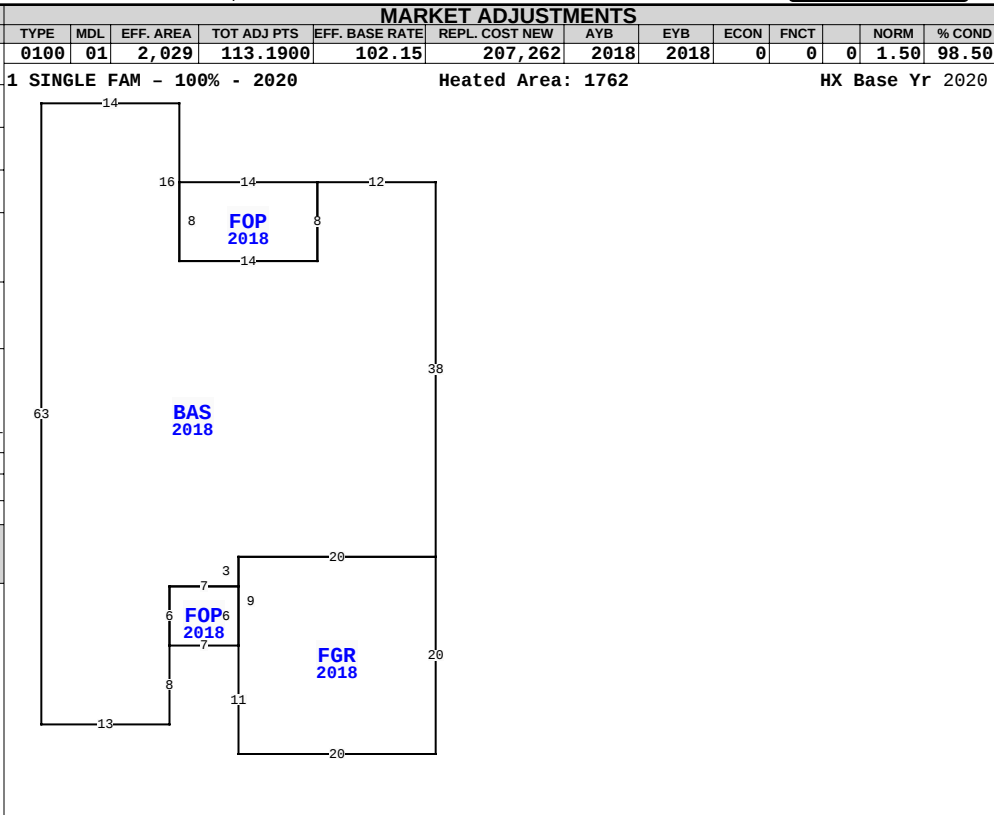
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4145.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	1,762	177,288
FGR	400	55	220	22,136
FOP	42	30	13	1,308
FOP	112	30	34	3,421

TOTALS	2,316		2,029	204,153
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	592.00	SF	5.20	5.20



BLD DATE	03/30/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
3,017									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE	01/10/2019	BY	TW	Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	204,153								
TOTAL MARKET OB/XF VALUE	3,017								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	282,170								
SOH/AGL Deduction	97,213								
ASSESSED VALUE	184,957								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	134,957								
TOTAL JUST VALUE	282,170								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	251,514								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011505	CO ISSUED	0	11/19/2018
B1808088	NEW CONSTR	228,546	08/08/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2304/1985	9/16/2019	WD	Q	I	01	265,000	
GRANTOR: MULHOLLAND TERESA & W							
GRANTEE: FINK CHRISTOPHER &							
2239/1440	11/29/2018	WD	Q	I	02	232,130	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: DANIEL TERESA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W12 FOP=[YR=2018] W14 S8 E14 N8\$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N20 W20 S9\$ N6 W7 S6\$ N6 E7 N3 E20 N38\$.									

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV