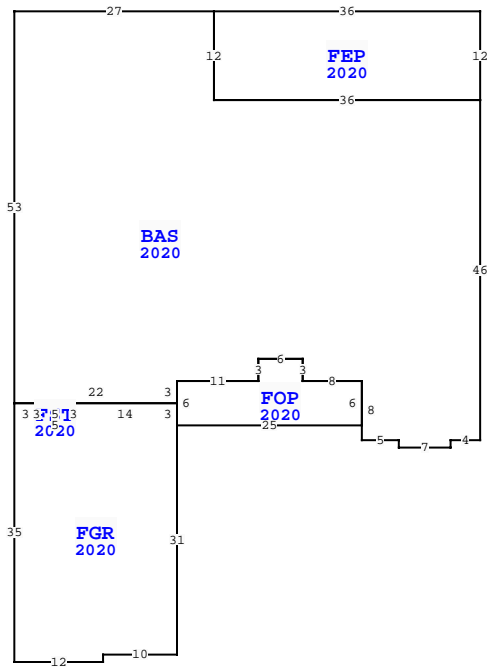


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4087.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,901	100	2,901
FEP	432	80	346
FGR	745	55	410
FOP	168	30	50
FST	15	55	8
TOTALS	4,261		3,715
			437,213

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,715	99.6075	118.28	439,410	2020	2020	0	0	0.50	99.50
1 SNGL FAM - 100% - 2021 Heated Area: 2901 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			437,213
TOTAL MARKET OB/XF VALUE			15,909
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			528,122
SOH/AGL Deduction			196,689
ASSESSED VALUE			331,433
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			276,433
TOTAL JUST VALUE			528,122
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			459,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005834	ADDITION	9,563	08/01/2020
C1908460	CO ISSUED	0	04/17/2020
B1908460	NEW CONSTR	408,653	10/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/0546	5/21/2020	WD Q	Q	I	01	447,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: KIRSHNER LAWRENCE S

BUILDING NOTES	
BUILDING DIMENSIONS	
FEP=[YR=2020] W36 BAS=[YR=2020] W27 S53 FGR=[YR=2020] S35 E12 N1 E10 N31 FOP=[YR=2020] E25 N6 W8 N3 W6 S3 W11 S6 \$ N3 W14 FST=[YR=2020] S3 W5 N3 E5 \$ S3 W5 N3 W3 \$ E22 N3 E11 N3 E6 S3 E8 S8 E5 S1 E7 N1 E4 N46 W36 N12 \$ S12 E36 N12 \$.	

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	0855	CONC PAVER	0	100	0	0			1,291.00	SF	10.00	2020	2020	3	99	12,781	
2	0855	CONC PAVER	0	100	0	0			316.00	SF	10.00	2020	2020	3	99	3,128	

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