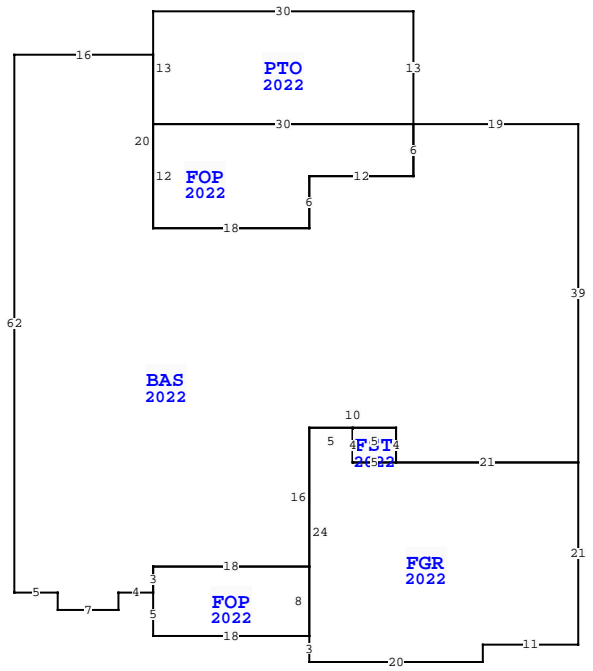


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,805	100	2,805
FGR	711	55	391
FOP	144	30	43
FOP	288	30	86
FST	20	55	11
PTO	390	5	20
TOTALS	4,358		3,356

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,356	101.8210	120.91	405,774	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023										Heated Area: 2805	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			405,774
TOTAL MARKET OB/XF VALUE			7,410
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			488,184
SOH/AGL Deduction			134,299
ASSESSED VALUE			353,885
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			303,885
TOTAL JUST VALUE			488,184
NCON VALUE			411,146
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007562	SCRN ENCL 352 SF	11,700	06/13/2023
C2108873	CO ISSUED	0	07/01/2022
B2108873	NEW CONSTR	415,447	07/07/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1609	7/11/2022	WD Q	Q	I	01	694,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: VENOHR BERNEY A & N

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W19 PTO=[YR=2022] N13 W30 S13 E30\$	
FOP=[YR=2022] W30 S12 E18 N6 E12 N6\$ S6 W12 S6 W18 N20 W16	
S62 E5 S2 E7 N2 E4 FOP=[YR=2022] S5 E18 FGR=[YR=2022] S3	
E20 N2 E11 N21 W21 FST=[YR=2022] N4 W5 S4 E5\$ W5 N4 W5 S24\$	
N8 W18 S3\$ N3 E18 N16 E10 S4 E21 N39\$.	

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	741.00	SF	10.00	10.00	100	2022	2022	3	100	7,410	

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	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	75,000.00	75,000.00	75,000							