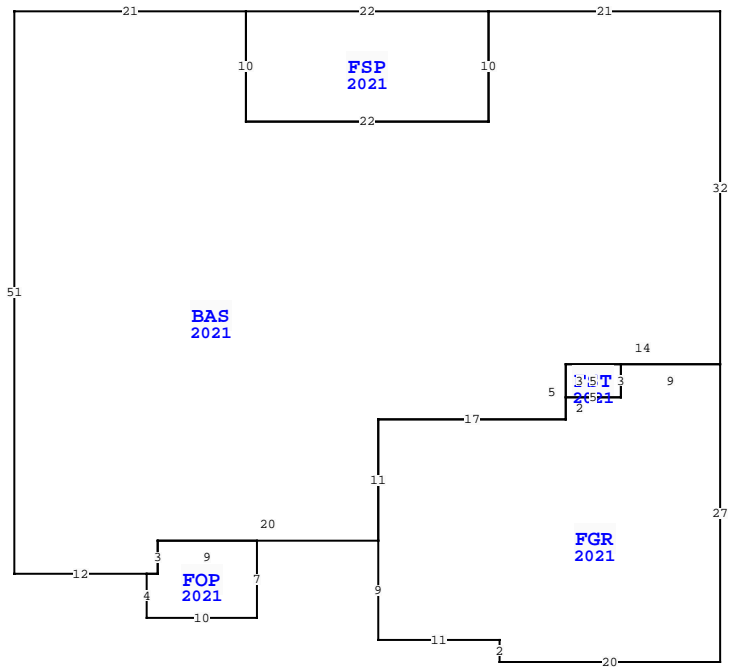


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	2,480	100	2,480
FGR	715	55	393
FOP	67	30	20
FSP	220	40	88
FST	15	55	8
TOTALS	3,497		2,989
			362,924

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,989	102.2485	121.42	362,924	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022 Heated Area: 2480 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			362,924
TOTAL MARKET OB/XF VALUE			9,320
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			447,244
SOH/AGL Deduction			51,580
ASSESSED VALUE			395,664
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			340,664
TOTAL JUST VALUE			447,244
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			384,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018830	SCREEN RM	18,800	12/27/2022
22007000	SWIM POOL	52,000	05/05/2022
C2012767	CO ISSUED	0	11/22/2021
B2012767	NEW CONSTR	365,146	12/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2519/0538	12/06/2021	WD Q	Q	I	01	547,700

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CONNOLLY JOHN R & B

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W21 FSP=[YR=2021] W22 S10 E22 N10\$ S10 W22 N10 W21 S51 E12 FOP=[YR=2021] S4 E10 N7 W9 S3 W1 \$ E1 N3 E20 FGR=[YR=2021] S9 E11 S2 E20 N27 W9 FST=[YR=2021] W5 S3 E5 N3 \$ S3 W5 S2 W17 S11\$ N11 E17 N5 E14 N32\$.	

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	860.00	SF	10.00	10.00	100	2021	2021	3	100	8,600	
2	0855	CONC PAVER	0	100	3	72.00	SF	10.00	10.00	100	2021	2021	3	100	720	

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							