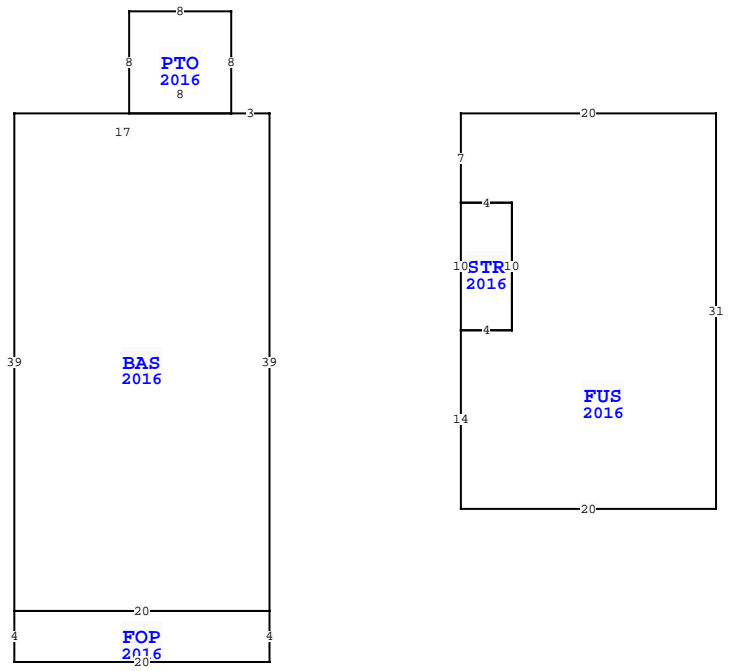


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	13 LVT/LAMNT 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	4037.100
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	780 100 780 83,473
FOP	80 30 24 2,568
FUS	580 100 580 62,069
PTO	64 5 3 321
STR	40 10 4 428
TOTALS	1,544 1,391 148,859

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2022	109.76	152,676	2016	2016	0	0	2.50	97.50
				Heated Area: 1360			HX Base Yr 2022				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			148,859
TOTAL MARKET OB/XF VALUE			1,816
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			190,675
SOH/AGL Deduction			25,605
ASSESSED VALUE			165,070
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			115,070
TOTAL JUST VALUE			190,675
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			160,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1125111	CO ISSUED	0	01/17/2017
E24972	NEW CONSTR	0	04/01/2012
M16729	H/AC	0	12/01/2011
B25111	NEW CONSTR	867,810	09/01/2011
P14967	NEW CONSTR	0	09/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/0926	9/13/2021	WD	Q	I	02	180,000
GRANTOR: HUTTO MOLISSA F/K/A M						
GRANTEE: NUNEZ EMILY						
2092/1514	12/29/2016	WD	Q	I	01	129,500
GRANTOR: GIBBS MICHAEL L						
GRANTEE: MINTON MOLISSA						

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	24 12	288.00	SF	6.50	6.50	100	2016	2016	3	97	1,816	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W3 PTO=[YR=2016] N8 W8 S8 E8\$ W17 S39 FOP=[YR=2016] S4 E20 N4 W20\$ E20 N39\$ PTR= E15 FUS=[YR=2016] E20 S31 W20 N14 STR=[YR=2016] N10 E4 S10 W4\$ E4 N10 W4 N7\$ W15\$.	

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	000810	C	TOWNHOUSE1	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							