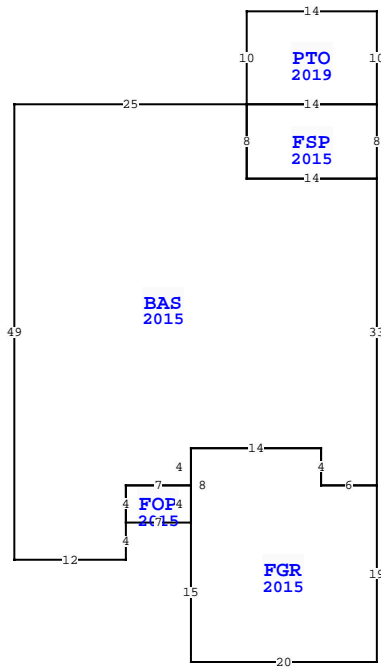


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,527	100	1,527
FGR	436	55	240
FOP	28	30	8
FSP	112	40	45
PTO	140	5	7
TOTALS	2,243		1,827
			215,395

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,827	102.5100	121.73	222,401	2015	2015	0	0	3.15	96.85
1 SNGL FAM - 0% - 0 Heated Area: 1527 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			215,395
TOTAL MARKET OB/XF VALUE			2,935
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			273,330
SOH/AGL Deduction			30,762
ASSESSED VALUE			242,568
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			242,568
TOTAL JUST VALUE			273,330
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429493	CO ISSUED	0	04/28/2015
B1429493	NEW CONSTR	191,092	10/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/0710	3/16/2021	WD Q	Q	I	02	250,000
GRANTOR: TYSON SPENCER & JEANE						
GRANTEE: ROSENFELD JOSHUA D						
2117/0238	4/27/2017	WD Q	Q	I	01	178,000
GRANTOR: ZURICH RYAN W & TAYLO						
GRANTEE: TYSON SPENCER & JEA						

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	0811	CONCRETE B	0	0	0	588.00	SF	5.20	5.20	100	2015	2015	3	96	2,935	

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2019] N10 W14 S10 E14\$ FSP=[YR=2015] W14	
BAS=[YR=2015] W25 S49 E12 N4 FOP=[YR=2015] E7 FGR=[YR=2015]	
S15 E20 N19 W6 N4 W14 S8 \$ N4 W7 S4 \$ N4 E7 N4 E14 S4 E6 N33	
W14 N8 \$ S8 E14 N8 \$.	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							