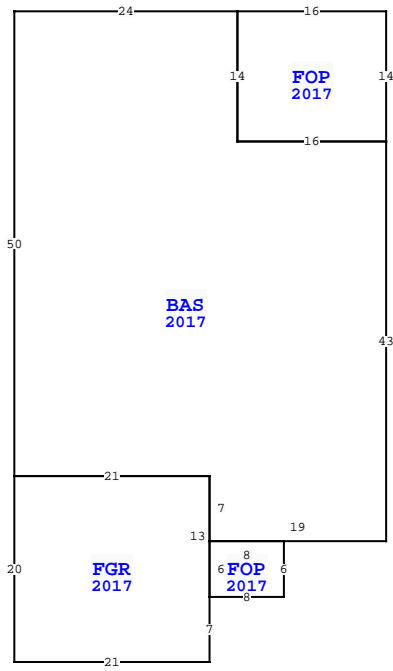


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.0200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,909	100	1,909
FGR	420	55	231
FOP	48	30	14
FOP	224	30	67
TOTALS	2,601		2,221
			236,964

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,221	120.6282	108.87	241,800	2017	2017	0	0	2.00	98.00		
1 SINGLE FAM - 0% - 0 Heated Area: 1909 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		236,964	
TOTAL MARKET OB/XF VALUE		7,144	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		299,108	
SOH/AGL Deduction		49,156	
ASSESSED VALUE		249,952	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		249,952	
TOTAL JUST VALUE		299,108	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,089	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702411	CO ISSUED	0	09/22/2017
B1702411	NEW CONSTR	242,859	03/23/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2200/1146	5/24/2018	WD Q	Q	I	02	239,000
GRANTOR: ANDERSON JOHN & SANDR						
GRANTEE: MARTIN LEONARD & NI						
2148/0299	9/22/2017	WD Q	Q	I	02	207,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ANDERSON JOHN & SAN						

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	0 14 3	42.00	SF	6.50	6.50	100	2017	2017	3	97	265	
2	0811	CONCRETE B	0	0 0 0	554.00	SF	5.20	5.20	100	2017	2017	3	97	2,794	
3	0476	VF 6 SBPL	0	0 0 0	125.00	LF	32.00	32.00	100	2018	2018	3	95	3,800	
4	0470	VNYL GATE	0	0 0 0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2017] W16 BAS=[YR=2017] W24 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$.	

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							