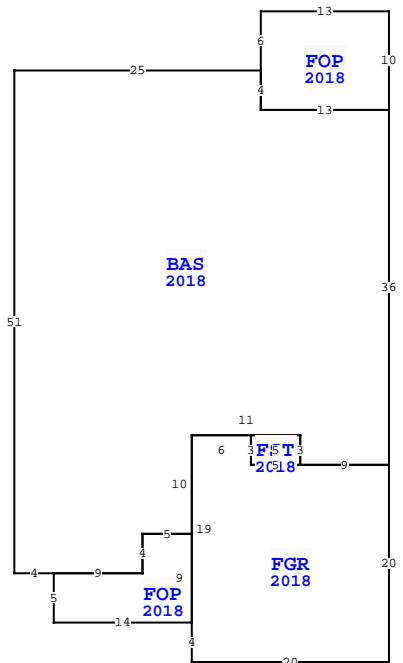


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
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	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4035.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,613	100	1,613
FGR	418	55	230
FOP	90	30	27
FOP	130	30	39
FST	15	55	8
TOTALS	2,266		1,917
			221,493

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,917	130.1685	117.48	225,209	2018	2018	0	0	1.65	98.35
1 SINGLE FAM - 100% - 2019 Heated Area: 1613 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			221,493
TOTAL MARKET OB/XF VALUE			3,205
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			299,698
SOH/AGL Deduction			114,537
ASSESSED VALUE			185,161
TOTAL EXEMPTION VALUE	HX HB WX SX		105,000
BASE TAXABLE VALUE			80,161
TOTAL JUST VALUE			299,698
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711221	CO ISSUED	0	03/16/2018
B1711221	NEW CONSTR	212,037	12/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/0878	12/03/2020	QC	U	I	11	100

GRANTOR: JOHNSON CAROL ANN
GRANTEE: JOHNSON STEPHEN M &
2187/1892 4/03/2018 WD Q I 02 225,300
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: JOHNSON CAROL ANN

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	100	0	584.00	SF	5.20	5.20	100	2018	2018	3	98	2,976	
2	0810	CONCRETE A	0	100	0	36.00	SF	6.50	6.50	100	2018	2018	3	98	229	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/17/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2018] W13 S6 BAS=[YR=2018] W25 S51 E4 FOP=[YR=2018] S5 E14 FGR=[YR=2018] S4 E20 N20 W9 FST=[YR=2018] N3 W5 S3 E5 \$ W5 N3 W6 S19\$ N9 W5 S4 W9\$ E9 N4 E5 N10 E11 S3 E9 N36 W13 N4\$ S4 E13 N10\$.	

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							