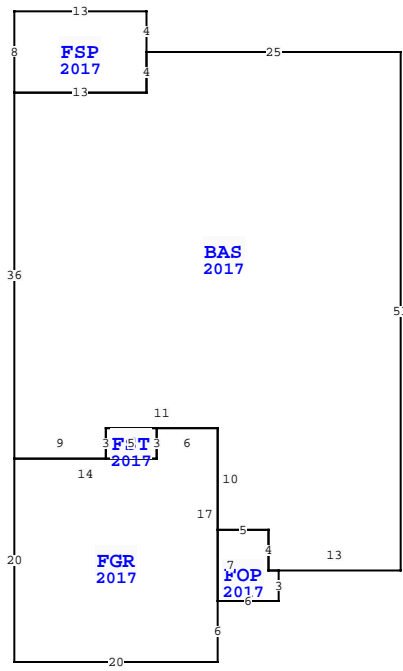




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		0	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	SUBAREA MARKET VALUE
BAS	1,613	100	185,421
FGR	418	55	26,439
FOP	38	30	1,264
FSP	104	40	4,828
FST	15	55	920
TOTALS	2,188	1,904	218,873

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2018		223,682	2017	2017	0	0	2.15	97.85
Heated Area: 1613						HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			218,873
TOTAL MARKET OB/XF VALUE			5,666
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			299,539
SOH/AGL Deduction			130,955
ASSESSED VALUE			168,584
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			118,584
TOTAL JUST VALUE			299,539
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703650	CO ISSUED	0	08/04/2017
B1703650	NEW CONSTR	206,686	04/25/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2142/0290	8/22/2017	WD Q	Q	I	02	203,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: DAQUINO RICHARD & P

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2017] W25 FSP=[YR=2017] N4 W13 S8 E13 N4\$ S4 W13 S36 FGR=[YR=2017] S20 E20 N6 FOP=[YR=2017] E6 N3 W1 N4 W5 S7\$ N17 W6 FST=[YR=2017] W5 S3 E5 N3 \$ S3 W14\$ E9 N3 E11 S10 E5 S4 E13 N51\$.	

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	573.00	SF	5.20	5.20	100	2017	2017	3	97	2,890	
2	0810	CONCRETE A	0	100	0	36.00	SF	6.50	6.50	100	2017	2017	3	97	227	
3	0476	VF 6 SBPL	0	100	0	66.00	LF	32.00	32.00	100	2017	2017	3	94	1,985	
4	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564	

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							