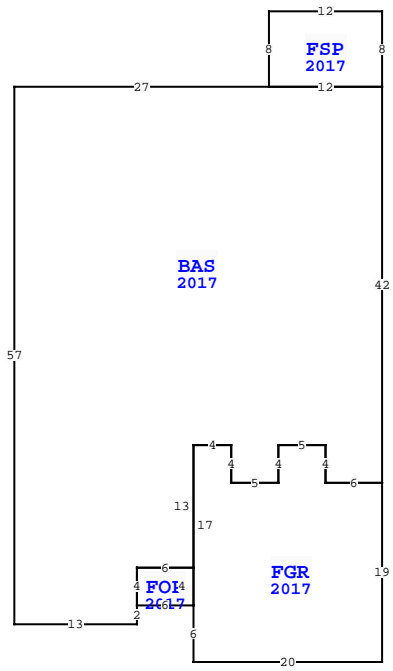


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,851	100	1,851
FGR	416	55	229
FOP	24	30	7
FSP	96	40	38
TOTALS	2,387		2,125

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,125	129.0415	116.46	247,478	2017	2017	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2018 Heated Area: 1851 HX Base Yr 2018												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			242,528
TOTAL MARKET OB/XF VALUE			3,236
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			320,764
SOH/AGL Deduction			106,995
ASSESSED VALUE			213,769
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			163,769
TOTAL JUST VALUE			320,764
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706910	CO ISSUED	0	11/01/2017
B1706910	NEW CONSTR	229,990	08/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/0843	11/21/2017	WD Q	Q	I	02	207,500

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: TURNER JAMES E & HE

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	589.00	SF	5.20	5.20	100	2017	2017	3	97	2,971	
2	0810	CONCRETE A	0	100	0	42.00	SF	6.50	6.50	100	2017	2017	3	97	265	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2017] W12 S8 BAS=[YR=2017] W27 S57 E13 N2 FOP=[YR=2017] E6 FGR=[YR=2017] S6 E20 N19 W6 N4 W5 S4 W5 N4 W4 S17S N4 W6 S4S N4 E6 N13 E4 S4 E5 N4 E5 S4 E6 N42 W12S E12 N8 S.	

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							