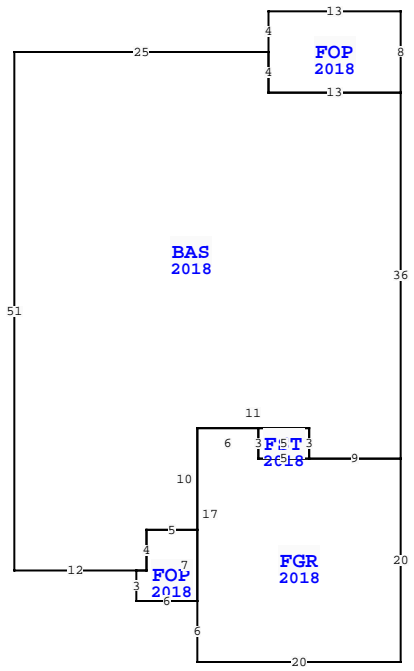


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	38	30	11
FOP	104	30	31
FST	15	55	8
TOTALS	2,188		1,893
			231,026

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,893	137.4940	124.09	234,902	2018	2018	0	0	0	1.65	98.35
1 SINGLE FAM - 100% - 2023 Heated Area: 1613 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			231,026
TOTAL MARKET OB/XF VALUE			3,205
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			309,231
SOH/AGL Deduction			108,664
ASSESSED VALUE			200,567
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			150,567
TOTAL JUST VALUE			309,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804067	CO ISSUED	0	07/06/2018
B1804067	NEW CONSTR	215,479	04/23/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2214/1595	7/27/2018	WD Q	Q	I	01	217,100

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: KING GORDON D & DEB

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
1	0811	CONCRETE B	0	100	0	584.00	SF	5.20	5.20	100	2018	2018
2	0810	CONCRETE A	0	100	0	36.00	SF	6.50	6.50	100	2018	2018

BUILDING NOTES			

BUILDING DIMENSIONS
FOP=[YR=2018] W13 S4 BAS=[YR=2018] W25 S51 E12 FOP=[YR=2018] S3 E6 FGR=[YR=2018] S6 E20 N20 W9 FST=[YR=2018] N3 W5 S3 E5 S W5 N3 W6 S17S N7 W5 S4 W1S E1 N4 E5 N10 E11 S3 E9 N36 W13 N4S S4 E13 N8S.

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								