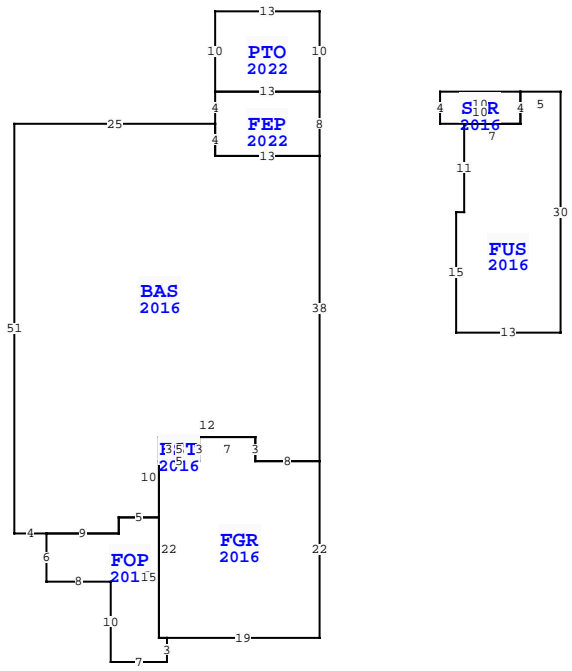


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	1,660	100	1,660
FEP	104	80	83
FGR	461	55	254
FOP	157	30	47
FST	15	55	8
FUS	347	100	347
PTO	130	5	6
STR	40	10	4
TOTALS	2,914		2,409
			277,175

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,409	130.9574	118.19	284,720	2016	2016	0	0	0	2.65
1 SINGLE FAM - 100% - 2022 Heated Area: 2007 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			277,175
TOTAL MARKET OB/XF VALUE			8,887
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			361,062
SOH/AGL Deduction			44,805
ASSESSED VALUE			316,257
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			266,257
TOTAL JUST VALUE			361,062
NCON VALUE			13,718
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			293,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015732	FOP TO FEP	27,250	11/15/2021
B1632585	CO ISSUED	0	11/28/2016
B1632585	NEW CONSTR	253,384	06/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/0513	12/19/2018	WD	Q	I	01	275,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CARRION-JONES MONIC

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

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2022] N10 W13 S10 E13\$ FEP=[YR=2022] W13 S4 BAS=[YR=2016] W25 S51 E4 FOP=[YR=2016] S6 E8 S10 E7 N3 FGR=[YR=2016] E19 N22 W8 N3 W7 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 S22 E1\$ W1 N15 W5 S2 W9\$ E9 N2 E5 N10 E12 S3 E8 N38 W13 N4\$ S4 E13 N8\$ PTR= E30 FUS=[YR=2016] W5 STR=[YR=2016] W10 S4 E10 N4\$ S4 W7 S11 W1 S15 E13 N30\$ W30\$.	

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	100	9	3			27.00	SF	6.50	6.50	100	2016	2016	3	97	170	
2	0811	CONCRETE B	0	100	0	0			644.00	SF	5.20	5.20	100	2016	2016	3	97	3,248	
3	0462	ST/AL FNC	0	100	144	0			576.00	SF	10.00	10.00	100	2018	2018	3	90	5,184	
4	0463	FENCE GATE	0	100	0	0			1.00	UT	300.00	300.00	100	2018	2018	3	95	285	
TOTAL OB/XF 8,887																			

LAND DESCRIPTION		TOTAL OB/XF 8,887																						
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							