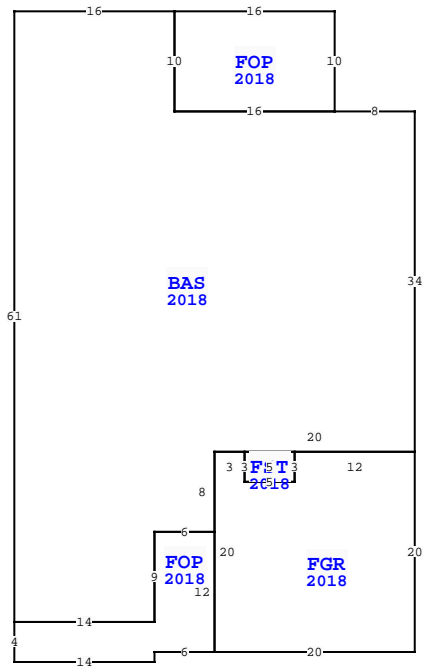




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,806	100	1,806
FGR	385	55	212
FOP	128	30	38
FOP	160	30	48
FST	15	55	8
TOTALS	2,494		2,112

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0		245,964	2018	2018	0	0	1.50	98.50
Heated Area: 1806											
HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			242,275
TOTAL MARKET OB/XF VALUE			3,136
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			320,411
SOH/AGL Deduction			66,887
ASSESSED VALUE			253,524
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			253,524
TOTAL JUST VALUE			320,411
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709194	CO ISSUED	0	02/05/2018
B1709194	NEW CONSTR	232,149	10/18/2017
B1709194	NEW CONSTR	232,149	10/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/1121	7/30/2020	QC	U	I	11	100
GRANTOR: CORREA AMELIA & RAUL						
GRANTEE: CORREA RAUL & AMELI						
2180/1640	2/28/2018	WD	Q	I	01	224,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CORREA AMELIA & RAU						

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	0	0	589.00	SF	5.20	5.20	100	2018	2018	3	98	3,002	
2	0810	CONCRETE A	0	0	0	21.00	SF	6.50	6.50	100	2018	2018	3	98	134	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] W8 FOP=[YR=2018] N10W16 S10 E16\$ W16 N10 W16 S61 FOP=[YR=2018] S4 E14 N1 E6 FGR=[YR=2018] E20 N20 W12 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W3 S20\$ N12 W6 S9 W14\$ E14 N9 E6 N8 E20 N34\$.	

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							