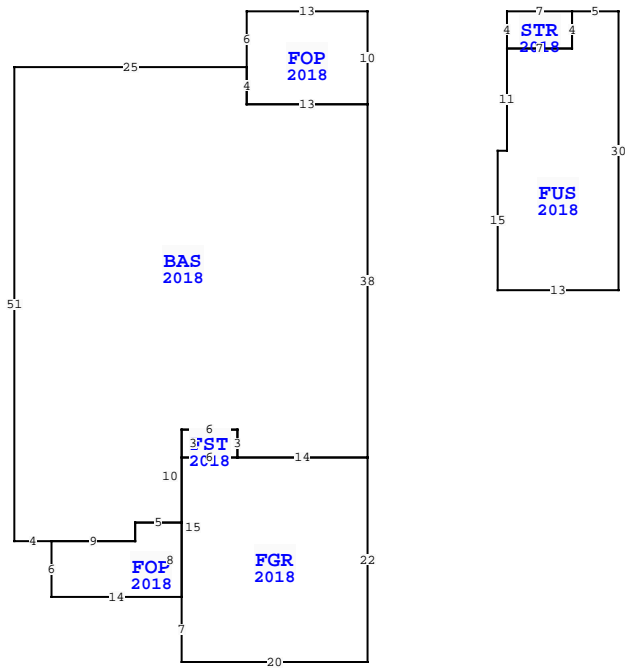




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	1,678	100	1,678
FGR	440	55	242
FOP	94	30	28
FOP	130	30	39
FST	18	55	10
FUS	347	100	347
STR	28	10	3
TOTALS	2,735		2,347

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%	- 2022								
Heated Area: 2025					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			273,231
TOTAL MARKET OB/XF VALUE			10,209
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			358,440
SOH/AGL Deduction			87,129
ASSESSED VALUE			271,311
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			216,311
TOTAL JUST VALUE			358,440
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800250	CO ISSUED	0	04/04/2018
B1800250	NEW CONSTR	259,519	01/10/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2421/1259	12/29/2020	WD Q	Q	I	02	285,000
GRANTOR: GILL NICHOLAS D & KOR						
GRANTEE: LANGE TERESA J						
2191/0092	4/18/2018	WD Q	Q	I	01	231,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GILL NICHOLAS D & K						

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	0			972.00	100	2018	2018	3	98	4,953	
2	0810	CONCRETE A	0	100	0	0			36.00	100	2018	2018	3	98	229	
3	0476	VF 6 SBPL	0	100	0	0			156.00	100	2018	2018	3	95	4,742	
4	0470	VNYL GATE	0	100	0	0			1.00	100	2018	2018	3	95	285	
<b>TOTAL OB/XF</b>															10,209	

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

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> FOP=[YR=2018] W13 S6 BAS=[YR=2018] W25 S51 E4 FOP=[YR=2018] S6 E14 FGR=[YR=2018] S7 E20 N22 W14 FST=[YR=2018] N3 W6 S3 E6\$ W6 S15\$ N8 W5 S2 W9\$ E9 N2 E5 N10 E6 S3 E14 N38 W13 N4\$ S4 E13 N10\$ PTR=E15 STR=[YR=2018] E7 FUS=[YR=2018] E5 S30 W13 N15 E1 N11 E7 N4\$ S4 W7 N4\$ W15\$.	

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							