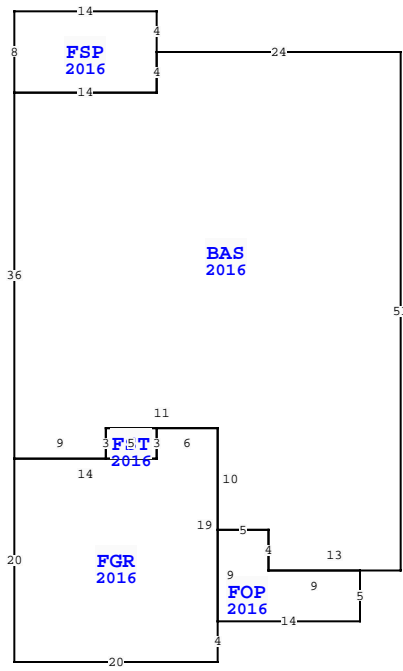


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,609	100	1,609
FGR	418	55	230
FOP	90	30	27
FSP	112	40	45
FST	15	55	8
TOTALS	2,244		1,919

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,919	127.2383	114.83	220,359	2016	2016	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2017										Heated Area: 1609	
										HX Base Yr 2017	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			214,850
TOTAL MARKET OB/XF VALUE			3,770
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			293,620
SOH/AGL Deduction			98,713
ASSESSED VALUE			194,907
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			144,907
TOTAL JUST VALUE			293,620
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632583	CO ISSUED	0	11/10/2016
B1632583	NEW CONSTR	218,025	06/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2085/1523	11/23/2016	WD Q	Q	I	01	207,400

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: HEINDL MICHAEL L &

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	0810	CONCRETE A	0	100	11	3			6.50	100	2016	2016	3	97	189	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2016	2016	3	97	3,581	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W24 FSP=[YR=2016] N4 W14 S8 E14 N4\$ S4 W14 S36 FGR=[YR=2016] S20 E20 N4 FOP=[YR=2016] E14 N5 W9 N4 W5 S9\$ N19 W6 FST=[YR=2016] W5 S3 E5 N3\$ S3 W14\$ E9 N3 E11 S10 E5 S4 E13 N51\$.	

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							