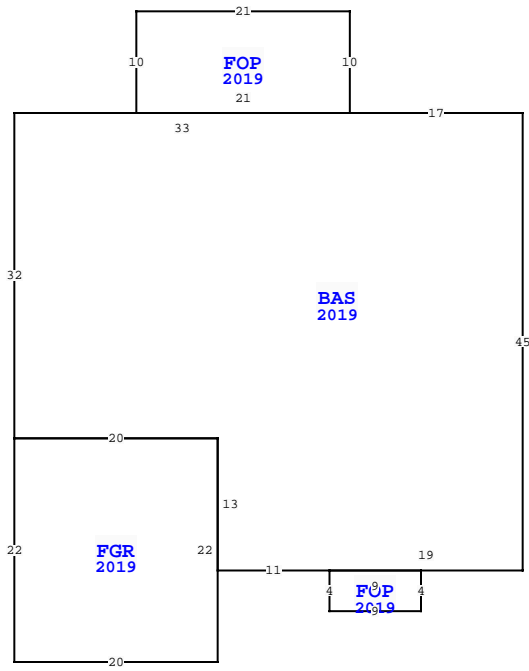




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4035.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,990	100	1,990
FGR	440	55	242
FOP	36	30	11
FOP	210	30	63
TOTALS	2,676		2,306
			253,109

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,306	122.8430	110.87	255,666	2019	2019	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2021 Heated Area: 1990 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			253,109
TOTAL MARKET OB/XF VALUE			3,430
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			331,539
SOH/AGL Deduction			101,168
ASSESSED VALUE			230,371
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			180,371
TOTAL JUST VALUE			331,539
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909252	CO ISSUED	0	01/03/2020
B1909252	NEW CONSTR	272,010	08/28/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2337/0124	1/31/2020	WD Q	Q	I	01	265,900

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: TICE JOHN M JR

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	23	3		6.50	6.50	100	2019	2019	3	99	444	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2019	2019	3	99	2,986	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W17 FOP=[YR=2019] N10 W21 S10 E21\$ W33 S32	
FGR=[YR=2019] S22 E20 N22 W20\$ E20 S13 E11 FOP=[YR=2019] S4 E9 N4 W9\$ E19 N45\$ .	

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							