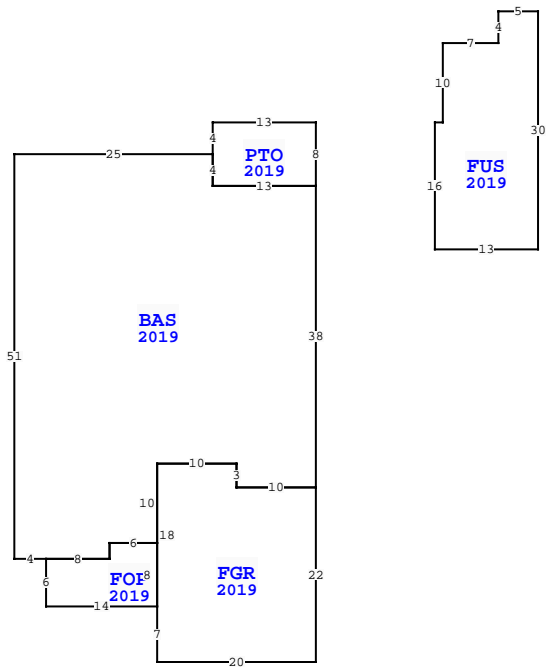


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	4035.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,664	100	1,664
FGR	470	55	258
FOP	96	30	29
FUS	348	100	348
PTO	104	5	5
TOTALS	2,682		2,304

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,304	121.9414	110.05	253,555	2019	2019	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2020											
Heated Area: 2012											
HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			251,019
TOTAL MARKET OB/XF VALUE			4,131
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			330,150
SOH/AGL Deduction			101,090
ASSESSED VALUE			229,060
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			179,060
TOTAL JUST VALUE			330,150
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900737	CO ISSUED	0	01/23/2019
B1810493	NEW CONSTR	267,347	10/17/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2253/1663	2/01/2019	WD Q	Q	I	02	245,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: STASH ANDREW W III

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2019] W13 S4 BAS=[YR=2019] W25 S51 E4 FOP=[YR=2019] S6 E14 FGR=[YR=2019] S7 E20 N22 W10 N3 W10 S18\$ N8 W6 S2 W8\$ E8 N2 E6 N10 E10 S3 E10 N38 W13 N4\$ S4 E13 N8\$ PTR= E15 FUS=[YR=2019] E1 N10 E7 N4 E5 S30 W13 N16\$ W15\$.	

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	14	3	SF	6.50	6.50	100	2019	2019	3	99	270	
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2019	2019	3	99	3,861	

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							