



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

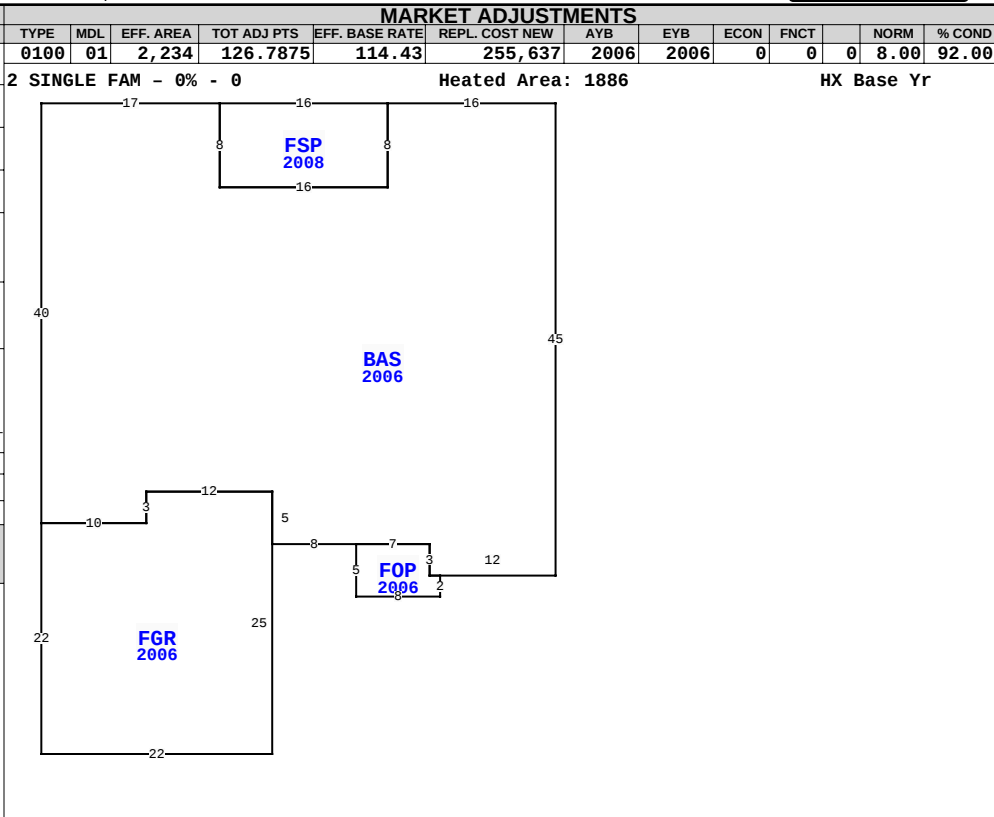
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100	1,886	198,550
FGR	520	55	286	30,109
FOP	37	30	11	1,158
FSP	128	40	51	5,369

TOTALS	2,571		2,234	235,186
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	768.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-2	0.00	0.00	1.00



BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2006	2006	3	88	3,514	

TOTAL OB/XF									
3,514									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	235,186		
TOTAL MARKET OB/XF VALUE	3,514		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	293,700		
SOH/AGL Deduction	28,326		
ASSESSED VALUE	265,374		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	265,374		
TOTAL JUST VALUE	293,700		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	241,249		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611618	H/AC	0	06/01/2006
C17517	CO ISSUED	143,362	04/01/2006
B17517	NEW CONSTR	143,362	04/01/2006
E17187	ELEC OTHER	2,000	04/01/2006
P10982	OTHER	0	04/01/2006
R09148	REPAIR/RRF	3,500	04/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2463/0472	5/18/2021	SW	U	I	11	100
GRANTOR: BAF 3 LLC						
GRANTEE: BAF ASSETS 3 LLC						
2424/1750	1/08/2021	WD	Q	I	01	254,900
GRANTOR: SEAGRAVE KAREN L						
GRANTEE: BAF 3 LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W16 FSP=[YR=2008] W16 S8 E16 N8\$ S8 W16 N8 W17 S40 FGR=[YR=2006] S22 E22 N25 W12 S3 W10 \$ E10 N3 E12 S5 E8 FOP=[YR=2006] S5 E8 N2 W1 N3 W7\$ E7 S3 E12 N45\$.									