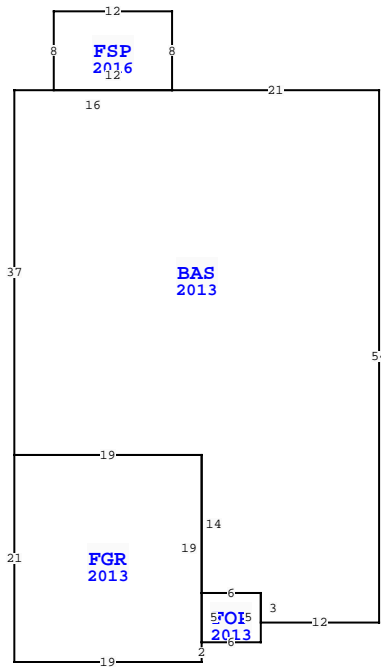




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,657	100	1,657
FGR	399	55	219
FOP	30	30	9
FSP	96	40	38
TOTALS	2,182		1,923
			202,773

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,923	121.7062	109.84	211,222	2013	2013	0	0	4.00	96.00	
1 SINGLE FAM - 100% - 2016 Heated Area: 1657 HX Base Yr 2016												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			202,773
TOTAL MARKET OB/XF VALUE			30,506
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			283,279
SOH/AGL Deduction			87,973
ASSESSED VALUE			195,306
TOTAL EXEMPTION VALUE	HX HB WR		55,000
BASE TAXABLE VALUE			140,306
TOTAL JUST VALUE			283,279
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632049	SWIM POOL	0	04/11/2016
B1327349	CO ISSUED	0	11/07/2013
P1316750	NEW CONSTR	0	08/01/2013
B1327349	NEW CONSTR	197,974	06/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/0133	9/22/2014	WD Q	Q	I	02	175,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LLOYD PAUL E JR & R						
1553/1149	3/03/2008	WD U	V		07	100
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

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		5.20	5.20	100	2013	2013	3	95	2,450	
2	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2016	2016	3	97	2,609	
3	0861	POOL GUNIT	0	100	0	0		102.00	102.00	100	2016	2016	3	84	25,447	

TOTAL OB/XF													30,506											
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	50,000.00	50,000.00	50,000							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2013] W21 FSP=[YR=2016] N8 W12 S8 E12 \$ W16 S37 FGR=[YR=2013] S21 E19 N2 FOP=[YR=2013] E6 N5 W6 S5 \$ N19 W19 \$ E19 S14 E6 S3 E12 N54 \$.