



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

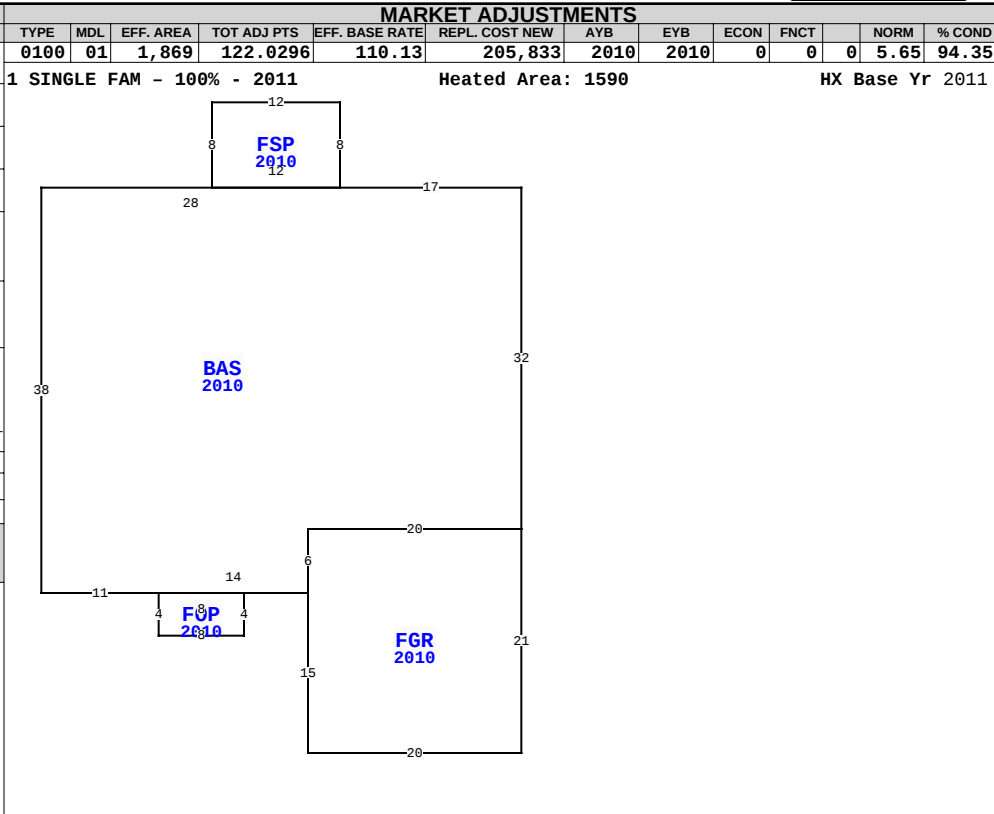
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100	1,590	165,213
FGR	420	55	231	24,003
FOP	32	30	10	1,039
FSP	96	40	38	3,949

TOTALS	2,138		1,869	194,203
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	569.00	SF	5.20	5.20	100	2010
2	0855	CONC PAVER	0 100	20	16	320.00	SF	7.00	7.00	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	1.00



BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
4,850											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										194,203	
TOTAL MARKET OB/XF VALUE										4,850	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										249,053	
SOH/AGL Deduction										116,284	
ASSESSED VALUE										132,769	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										82,769	
TOTAL JUST VALUE										249,053	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										214,752	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23289	CO ISSUED	0	05/26/2010
E22513	ELEC OTHER	0	03/01/2010
P14165	PLUMBING	0	03/01/2010
B23289	NEW CONSTR	210,566	02/01/2010

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
9999/9999	5/28/2010	CN	Q	I	01	166,000			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: WILSTOCK TEAGAN									
1553/1163	3/03/2008	WD	U	V	19	255,500			
GRANTOR: HIDEAWAY DEVELOPMENT									
GRANTEE: SEDA CONSTRUCTION C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2010] W17 FSP=[YR=2010] N8 W12 S8 E12\$ W28 S38 E11 FOP=[YR=2010] S4 E8 N4 W8\$ E14 FGR=[YR=2010] S15 E20 N21 W20 S6\$ N6 E20 N32\$.									