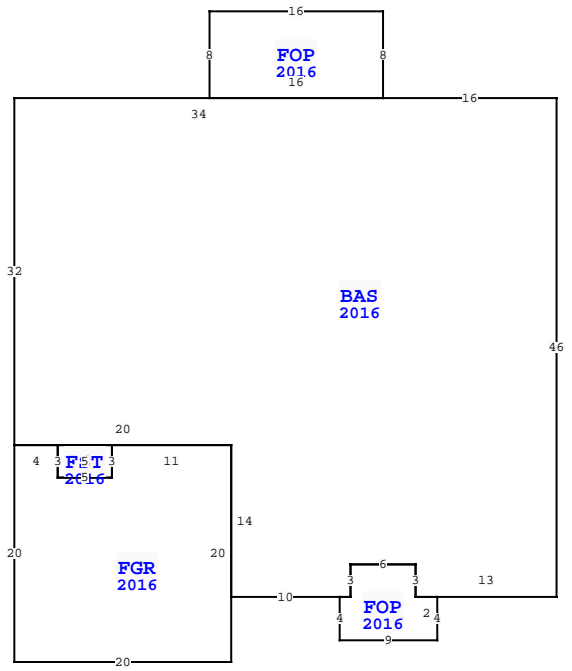


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	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	2,002	100	2,002
FGR	385	55	212
FOP	54	30	16
FOP	128	30	38
FST	15	55	8
TOTALS	2,584		2,276
			236,259

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2018		Heated Area: 2002					HX Base Yr 2018	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		236,259	
TOTAL MARKET OB/XF VALUE		4,645	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		290,904	
SOH/AGL Deduction		81,495	
ASSESSED VALUE		209,409	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		159,409	
TOTAL JUST VALUE		290,904	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,643	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531121	CO ISSUED	0	03/09/2016
B1531121	NEW CONSTR	247,911	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2046/0997	5/16/2016	WD Q	Q	I	01	212,600

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: MOUGHTON KATRINA K
1666/0616 1/28/2010 WD U V 30 2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT
GRANTEE: SEDA CONSTRUCTION C

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	846.00	SF	5.20	5.20	100	2016	2016	3	97	4,267	
2	0810	CONCRETE A	0	100	0	60.00	SF	6.50	6.50	100	2016	2016	3	97	378	

LAND DESCRIPTION		TOTAL OB/XF														4,645								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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=2016] W16 FOP=[YR=2016] N8 W16 S8 E16\$ W34 S32 FGR=[YR=2016] S20 E20 N20 W11 FST=[YR=2016] W5 S3 E5 N3\$ S3W5 N3 W4\$ E20 S14 E10 FOP=[YR=2016] S4 E9 N4 W2 N3 W6 S3 W1\$ E1 N3 E6 S3 E13 N46\$.	