

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	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	70
Interior Floor	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	1,597	100	1,597
FGR	420	55	231
FOP	28	30	8
FOP	96	30	29
FST	15	55	8
TOTALS	2,156		1,873

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,873	120.5204	108.77	203,726	2016	2016	0	0	2.65	97.35
1 SINGLE FAM - 100% - 2018										Heated Area: 1597	
										HX Base Yr 2018	

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			198,327
TOTAL MARKET OB/XF VALUE			6,040
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			254,367
SOH/AGL Deduction			159,494
ASSESSED VALUE			94,873
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			44,873
TOTAL JUST VALUE			254,367
NCON VALUE			3,096
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			216,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632013	NEW CONSTR	0	04/05/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/1218	8/28/2017	WD	U	I	11	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HERNANDEZ ROGELIO J						
2116/1366	4/21/2016	WD	Q	I	01	195,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HERNANDEZ ROGELIO J						

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	12	3			6.50	100	2016	2016	3	97	227	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2016	2016	3	97	2,717	
3	0476	VF 6 SBPL	0	100	0	0			32.00	100	2022	2022	3	100	2,496	
4	0470	VNYL GATE	0	100	0	0			300.00	100	2022	2022	3	100	600	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2016] W24 FOP=[YR=2016] N8 W12 S8 E12\$ W16 S31									
FGR=[YR=2016] S21 E20 N5 FOP=[YR=2016] E7 N4 W7 S4\$ N16 W11									
FST=[YR=2016] S3 W5 N3 E5\$ W9\$ E20 S12 E7 S9 E13 N52\$.									

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	DPTH 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							