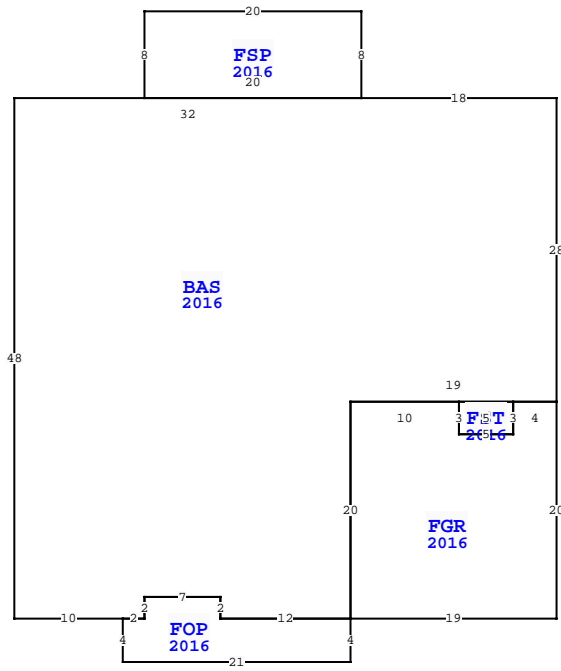


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	31 HARDIE BRD 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	11 CLAY TILE 50			
Interior Floor	14 CARPET 50			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
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	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	215,965
FGR	365	55	201	21,639
FOP	98	30	29	3,122
FSP	160	40	64	6,890
FST	15	55	8	861
TOTALS	2,644		2,308	248,478

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,308	122.3530	110.42	254,849	2016	2016	0	0	2.50	97.50	
1 SINGLE FAM - 0% - 2023 Heated Area: 2006 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			248,478
TOTAL MARKET OB/XF VALUE			5,094
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			303,572
SOH/AGL Deduction			0
ASSESSED VALUE			303,572
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			303,572
TOTAL JUST VALUE			303,572
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			259,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631919	NEW CONST	0	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0269	3/31/2022	WD Q	Q	I	01	368,000
GRANTOR: KELLY MATTHEW LEE & B						
GRANTEE: RODRIGUEZ JOSE F &						
2341/0248	2/20/2020	WD Q	Q	I	02	250,000
GRANTOR: BANAS JEFFREY C & DAE						
GRANTEE: KELLY MATTHEW LEE &						

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	0	0	63.00	SF	6.50	6.50	100	2016	2016	3	97	397	
2	0810	CONCRETE A	0	0	0	745.00	SF	6.50	6.50	100	2016	2016	3	97	4,697	

TOTAL OB/XF													5,094				
BLD DATE 05/17/2022 NW													LGL DATE				
XF DATE													LAND DATE				
INC DATE													AG DATE				

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2016] W18 FSP=[YR=2016] N8 W20 S8 E20\$ W32 S48 E10												
FOP=[YR=2016] S4 E21 N4 FGR=[YR=2016] E19 N20 W4												
FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W10 S20\$ W12 N2 W7 S2												
W2\$ E2 N2 E7 S2 E12 N20 E19 N28\$.												

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	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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								