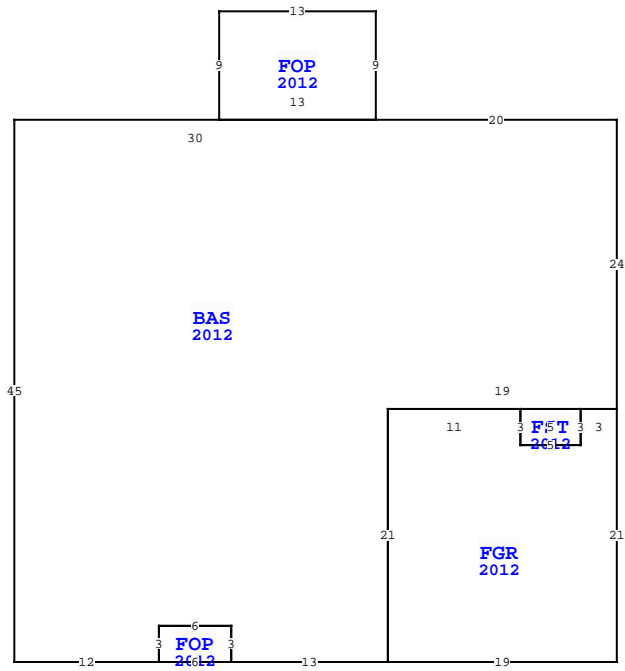




BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	08 SHT VINYL 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR 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	SUBAREA MARKET VALUE
BAS	1,833	100	1,833	178,815
FGR	384	55	211	20,584
FOP	18	30	5	488
FOP	117	30	35	3,414
FST	15	55	8	780
TOTALS	2,367		2,092	204,082

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,092	113.1900	102.15	213,698	2012	2012	0	0	4.50	95.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1833 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			204,082
TOTAL MARKET OB/XF VALUE			3,153
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			257,235
SOH/AGL Deduction			28,656
ASSESSED VALUE			228,579
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			178,579
TOTAL JUST VALUE			257,235
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25238	CO ISSUED	0	01/31/2012
E23998	NEW CONSTR	0	11/01/2011
E23903	NEW CONSTR	0	10/01/2011
M16633	H/AC	0	10/01/2011
P15052	NEW CONSTR	0	10/01/2011
B25238	NEW CONSTR	207,030	10/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2463/0077	5/18/2021	WD Q	I	01		268,000
GRANTOR: HATTON THOMAS E & CAY						
GRANTEE: HUERTAS ANA MARIA &						
1828/1509	11/29/2012	WD Q	I	01		150,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HATTON THOMAS E						

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	0	0			6.50	100	2012	2012	3	94	2,786	
2	0810	CONCRETE A	0	100	20	3			6.50	100	2012	2012	3	94	367	
<b>TOTAL OB/XF 3,153</b>																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2012] W20 FOP=[YR=2012] N9 W13 S9 E13\$ W30 S45 E12 FOP=[YR=2012] E6 N3 W6 S3\$ N3 E6 S3 E13 FGR=[YR=2012] E19 N21 W3 FST=[YR=2012] W5 S3 E5 N3\$ S3 W5 N3 W11 S21\$ N21 E19 N24\$.									

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	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							