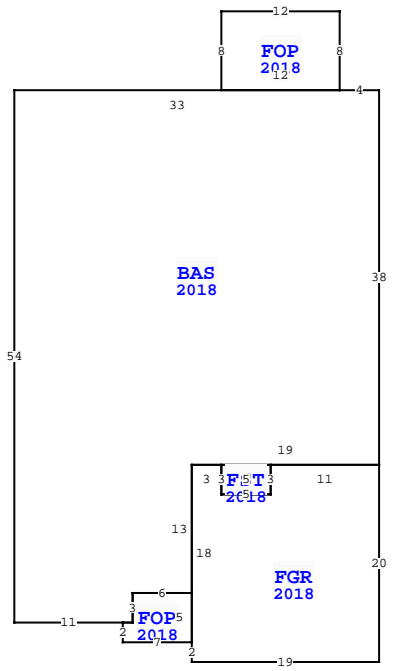


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4071.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,676	100	1,676
FGR	365	55	201
FOP	32	30	10
FOP	96	30	29
FST	15	55	8
TOTALS	2,184		1,924

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,924	117.5020	106.05	204,040	2018	2018	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1676 HX Base Yr 2019											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		200,979	
TOTAL MARKET OB/XF VALUE		3,272	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		254,251	
SOH/AGL Deduction		70,985	
ASSESSED VALUE		183,266	
TOTAL EXEMPTION VALUE	HX HB VX	55,000	
BASE TAXABLE VALUE		128,266	
TOTAL JUST VALUE		254,251	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		219,362	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012164	CO ISSUED	0	12/13/2018
18007109	NEW CONSTR	232,082	07/13/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2244/0435	12/14/2018	WD Q	Q	I	01	245,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ANDRUS ROBERT H JR						
2217/1736	8/06/2018	WD U	V	30		48,000
GRANTOR: SEMANIK EQUITY DEV &						
GRANTEE: SEDA CONSTRUCTION C						

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	642.00	SF	5.20	5.20	100	2018

TOTAL OB/XF												3,272				
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	642.00	SF	5.20	5.20	100	2018	2018	3	98	3,272	

BUILDING NOTES											
BAS=[YR=2018] W4 FOP=[YR=2018] N8 W12 S8 E12\$ W33 S54 E11											
FOP=[YR=2018] S2 E7 FGR=[YR=2018] S2 E19 N20 W11											
FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W3 S18\$ N5 W6 S3 W1\$ E1											
N3 E6 N13 E19 N38\$.											

BUILDING DIMENSIONS											
BAS=[YR=2018] W4 FOP=[YR=2018] N8 W12 S8 E12\$ W33 S54 E11											
FOP=[YR=2018] S2 E7 FGR=[YR=2018] S2 E19 N20 W11											
FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W3 S18\$ N5 W6 S3 W1\$ E1											
N3 E6 N13 E19 N38\$.											

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