

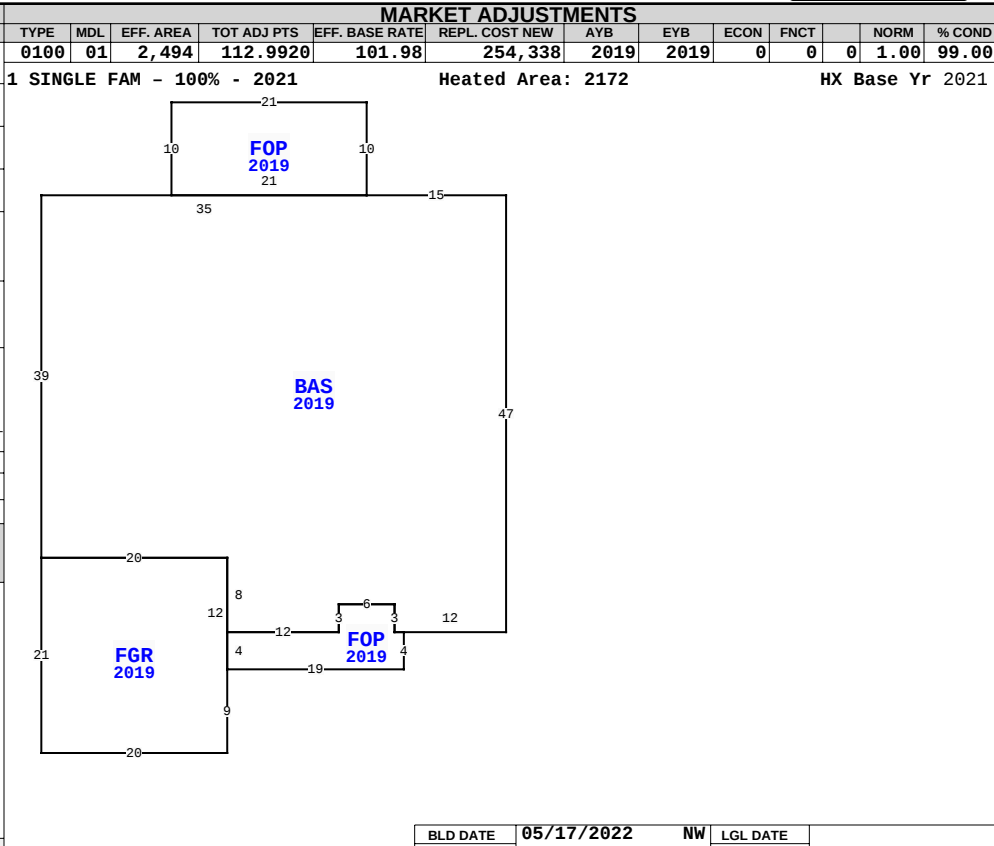


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	SUBAREA MARKET VALUE
BAS	2,172	100	2,172	219,286
FGR	420	55	231	23,321
FOP	94	30	28	2,826
FOP	210	30	63	6,361
TOTALS	2,896		2,494	251,795

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	562.00	SF	5.20	



TOTAL OB/XF									
2,893									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	251,795								
TOTAL MARKET OB/XF VALUE	2,893								
TOTAL LAND VALUE - MARKET	50,000								
TOTAL MARKET VALUE	304,688								
SOH/AGL Deduction	78,112								
ASSESSED VALUE	226,576								
TOTAL EXEMPTION VALUE	HX HB VX 55,000								
BASE TAXABLE VALUE	171,576								
TOTAL JUST VALUE	304,688								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	261,686								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000081	CO ISSUED	0	01/06/2020
B1910152	NEW CONSTR	293,589	09/26/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2352/0031	4/03/2020	WD	Q	I	01	268,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: MINCEY BYRON M & DA							
2311/1574	10/10/2019	WD	U	V	30	48,000	
GRANTOR: SEMANIK EQUITY DEVELO							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W15 FOP=[YR=2019] N10 W21 S10 E21\$ W35 S39 FGR=[YR=2019] S21 E20 N9 FOP=[YR=2019] E19 N4 W1 N3 W6 S3 W12 S4\$ N12 W20\$ E20 S8 E12 N3 E6 S3 E12 N47\$.									