



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	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	05	Quality Level 05
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4071.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	169,329
FGR	660	55	363	37,253
FOP	55	30	16	1,642
FOP	160	30	48	4,926
FUS	1,156	100	1,156	118,633
STR	48	10	5	513

TOTALS	3,729		3,238	332,294
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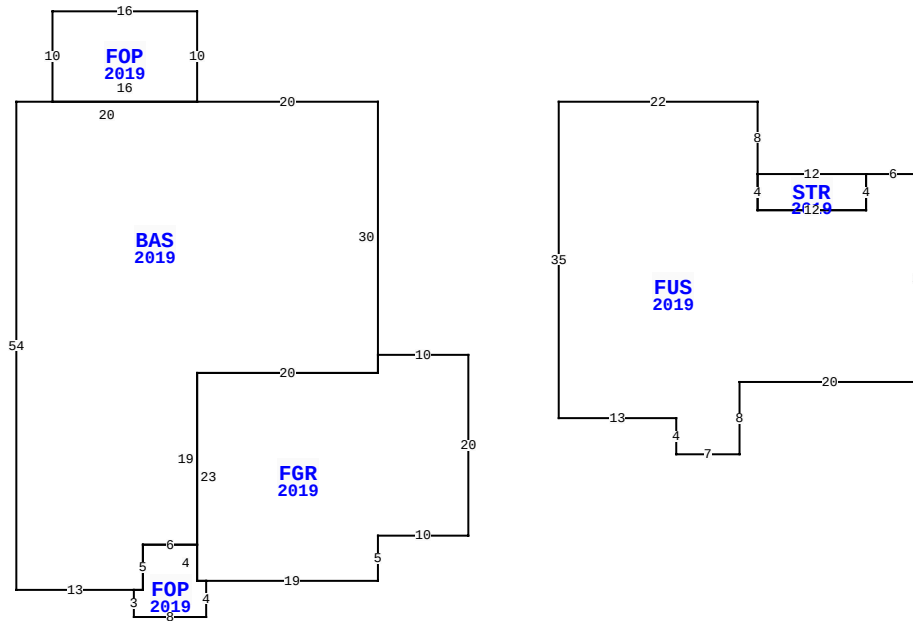
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	LAND CAP
1	0810	CONCRETE A	0 100	0 0
2	0476	VF 6 SBPL	0 100	0 0
3	0470	VNYL GATE	0 100	0 0

L N	OB/XF CODE	DESCRIPTION	BLD CAP	LAND 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			775.00	SF	6.50	6.50	100	2019	2019	3	99	4,987	
2	0476	VF 6 SBPL	0 100	0 0			150.00	LF	32.00	32.00	100	2019	2019	3	96	4,608	
3	0470	VNYL GATE	0 100	0 0			1.00	UT	300.00	300.00	100	2019	2019	3	96	288	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	P D
1	000100	C	SFR	100	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,238	114.8620	103.66	335,651	2019	2019	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2020 Heated Area: 2806 HX Base Yr 2020											



NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		332,294
TOTAL MARKET OB/XF VALUE		9,883
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		392,177
SOH/AGL Deduction		133,809
ASSESSED VALUE		258,368
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		208,368
TOTAL JUST VALUE		392,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001285	CO ISSUED	0	02/11/2019
18007108	NEW CONSTR	368,172	07/13/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/1007	2/22/2019	WD	Q	I	01	299,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BOSWELL WILLIAM H &						
2214/0531	7/17/2018	WD	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W20 FOP=[YR=2019] N10 W16 S10 E16\$ W20 S54 E13 FOP=[YR=2019] S3 E8 N4 FGR=[YR=2019] E19 N5 E10 N20 W10 S2 W20 S23 E1\$ W1 N4 W6 S5 W1\$ E1 N5 E6 N19 E20 N30 \$ PTR=E20 FUS=[YR=2019] E22 S8 STR=[YR=2019] E12 S4 W12 N4\$ S4 E12 N4 E6 S23 W20 S8 W7 N4 W13 N35 \$ W20\$.	