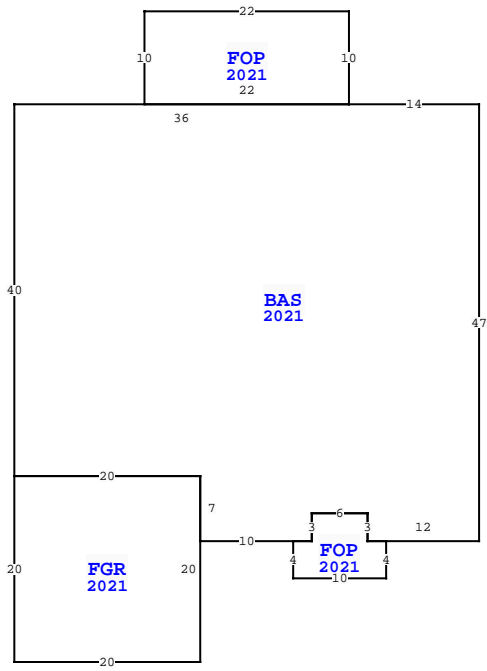




BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	31 HARDIE BRD 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	13 LVT/LAMMT 70			
Interior Floor	14 CARPET 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
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	4071.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100	2,192	226,456
FGR	400	55	220	22,728
FOP	58	30	17	1,756
FOP	220	30	66	6,818
TOTALS	2,870		2,495	257,758

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,495	114.4704	103.31	257,758	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2192 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		257,758
TOTAL MARKET OB/XF VALUE		2,964
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		310,722
SOH/AGL Deduction		0
ASSESSED VALUE		310,722
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,722
TOTAL JUST VALUE		310,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000416	CO ISSUED	0	01/07/2022
21004516	NEW CONSTR	314,280	04/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/1537	1/20/2022	WD Q	Q	I	01	385,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BROWN ANTHONY CASMI						
2480/0750	7/15/2021	WD U	V		30	65,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BLD DATE		05/17/2022	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

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	0811	CONCRETE B	0	100	0	570.00	SF	5.20	5.20	100	2021	2021	3	100	2,964	

BUILDING DIMENSIONS
 BAS=[YR=2021] W14 FOP=[YR=2021] N10 W22 S10 E22\$ W36 S40
 FGR=[YR=2021] S20 E20 N20 W20\$ E20 S7 E10 FOP=[YR=2021] S4
 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E12 N47\$.

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	DPHT 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							