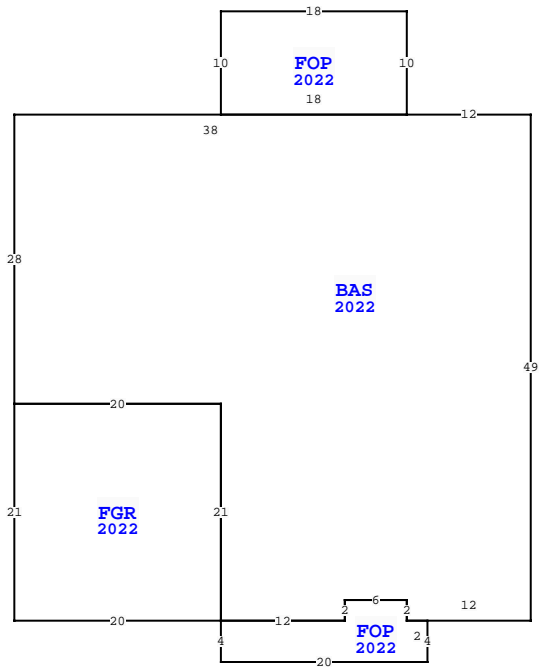


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	31 HARDIE BRD 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	13 LVT/LAMMT 70			
Interior Floor	14 CARPET 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 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	2,018	100	2,018	212,818
FGR	420	55	231	24,361
FOP	92	30	28	2,953
FOP	180	30	54	5,695
TOTALS	2,710		2,331	245,827

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,331	116.8552	105.46	245,827	2022	2022	0	0	0.00	100.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 2018 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	245,827		
TOTAL MARKET OB/XF VALUE	3,965		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	299,792		
SOH/AGL Deduction	0		
ASSESSED VALUE	299,792		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	299,792		
TOTAL JUST VALUE	299,792		
NCON VALUE	249,792		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	50,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000147	CO ISSUED	0	01/05/2023
22007736	NEW CONSTR	334,618	05/18/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0809	2/17/2023	WD Q	Q	I	01	397,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SCHULTZ ANNE C
2547/0153 3/14/2022 WD U V 30 75,000
GRANTOR: SEMANIK EQUITY DEVELO
GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2022] W12 FOP=[YR=2022] N10 W18 S10 E18\$ W38 S28
FGR=[YR=2022] S21 E20 FOP=[YR=2022] S4 E20 N4 W2 N2 W6 S2
W12\$ N21 W20\$ E20 S21 E12 N2 E6 S2 E12 N49\$.

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	0	0	0	610.00	SF 6.50	6.50	100	2022	2022	3	100	3,965

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							