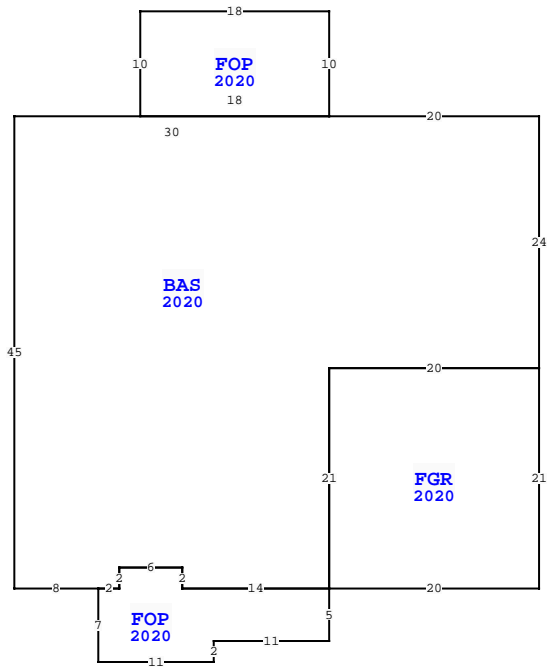




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4071.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,818	100	1,818
FGR	420	55	231
FOP	144	30	43
FOP	180	30	54
TOTALS	2,562		2,146
			243,272

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,146	126.2338	113.93	244,494	2020	2020	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1818 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		243,272	
TOTAL MARKET OB/XF VALUE		3,429	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		296,701	
SOH/AGL Deduction		34,216	
ASSESSED VALUE		262,485	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		212,485	
TOTAL JUST VALUE		296,701	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,840	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000034	CO ISSUED	0	01/08/2021
2000829	NEW CONSTR	231,929	09/09/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2435/0271	2/17/2021	WD Q	Q	I	02	286,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CINTRON PEDRO J & R						
2401/0137	10/09/2020	WD U	V	30		60,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W20 FOP=[YR=2020] N10 W18 S10 E18\$ W30 S45 E8	
FOP=[YR=2020] S7 E11 N2 E11 N5 W14 N2 W6 S2 W2\$ E2 N2 E6 S2	
E14 FGR=[YR=2020] E20 N21 W20 S21\$ N21 E20 N24\$.	

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	666.00	SF	5.20	5.20	100	2020	2020	3	99	3,429	

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									