



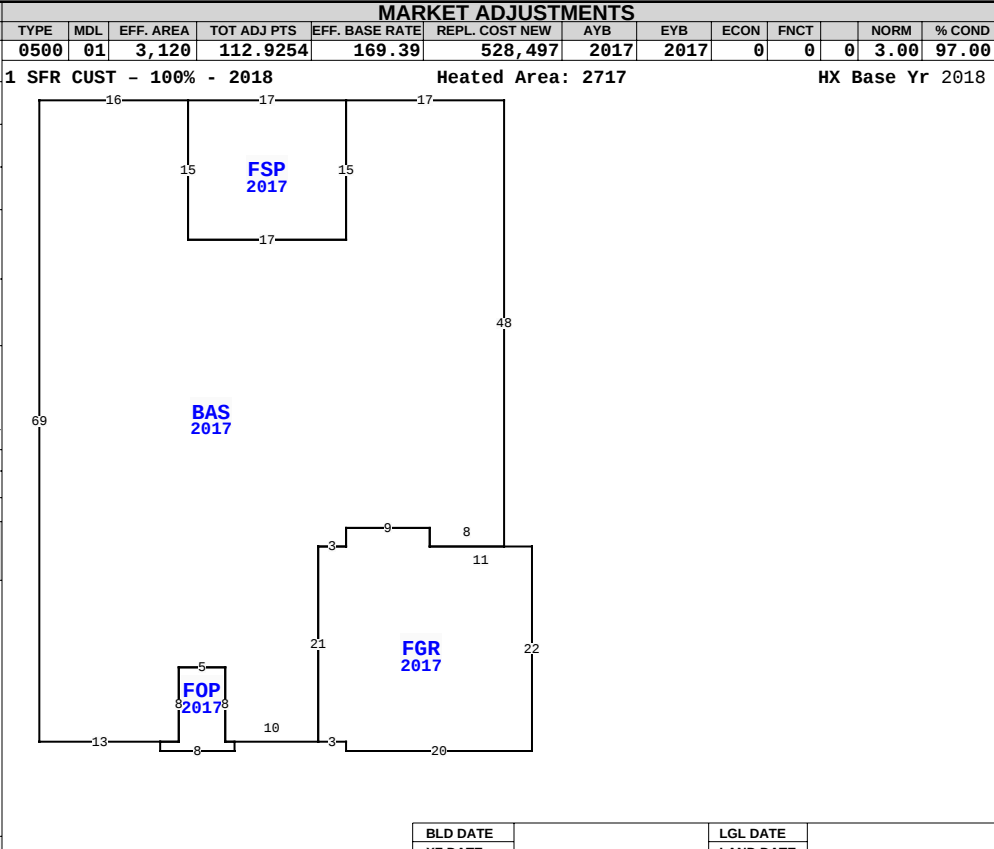
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,717	100	2,717	446,426
FGR	521	55	287	47,157
FOP	48	30	14	2,300
FSP	255	40	102	16,760
TOTALS	3,541		3,120	512,642

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2017
2	0855	CONC PAVER	0 100	0	0	448.00	SF	7.00	7.00	100	2017
3	0855	CONC PAVER	0 100	0	0	57.00	SF	7.00	7.00	100	2017
4	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00	100	2018
5	0855	CONC PAVER	0 100	0	0	780.00	SF	10.00	10.00	100	2018
6	0476	VF 6 SBPL	0 100	0	0	218.00	LF	32.00	32.00	100	2018
7	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018

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



TOTAL OB/XF											
46,698											

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46,698											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						512,642					
TOTAL MARKET OB/XF VALUE						46,698					
TOTAL LAND VALUE - MARKET						300,000					
TOTAL MARKET VALUE						859,340					
SOH/AGL Deduction						339,287					
ASSESSED VALUE						520,053					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						470,053					
TOTAL JUST VALUE						859,340					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						837,288					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801249	SWIM POOL	35,000	02/05/2018
17011506	CO ISSUED	0	12/28/2017
1706759	NEW CONSTR	315,098	07/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/622	4/18/2023	WD	U	I	11	100
GRANTOR:BLACKSTONE MICHAEL &						
GRANTEE:BLACKSTONE FAMILY L						
2167/1111	12/29/2017	WD	Q	I	02	555,300
GRANTOR:D S WARE HOMES LLC						
GRANTEE:BLACKSTONE MICHAEL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W17 FSP=[YR=2017] W17 S15 E17 N15\$ S15 W17 N15 W16 S69 E13 FOP=[YR=2017] S1 E8 N1 W1 N8 W5 S8 W2\$ E2 N8 E5 S8 E10 FGR=[YR=2017] E3 S1 E20 N22 W11 N2 W9 S2 W3 S21\$ N21 E3 N2 E9 S2 E8 N48\$.											