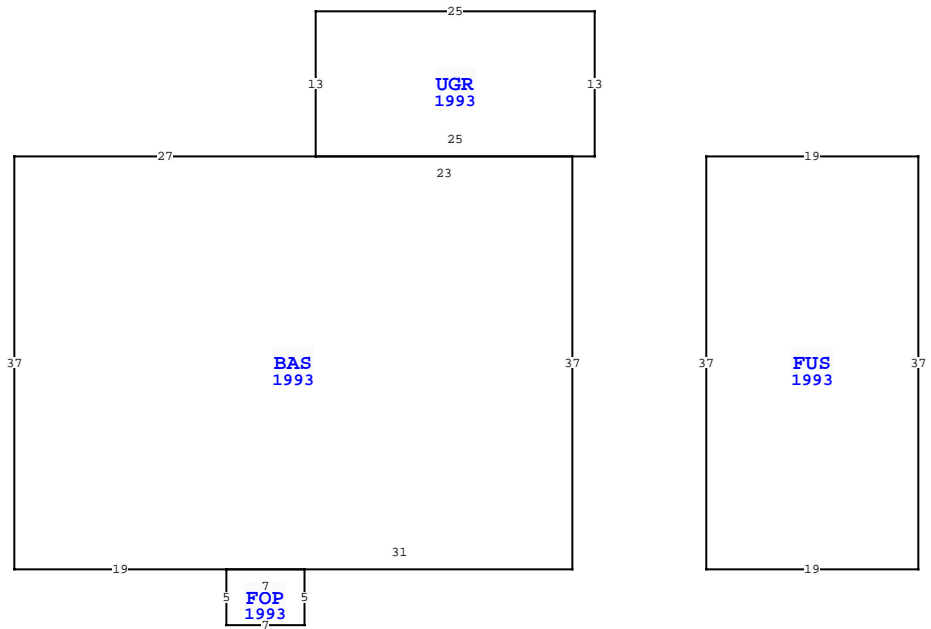


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1001.00
AREA TYPE	TOTAL GROSS AREA
	PCT OF BASE
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	1,850 100 1,850 206,876
FOP	35 30 10 1,118
FUS	703 100 703 78,613
UGR	325 45 146 16,326

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,709	126.0000	157.50	426,668	1930	1985	0	0	29.00	71.00		
1 SNGL FAM - 0% - 0 Heated Area: 2553 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE	302,934		
TOTAL MARKET OB/XF VALUE	2,890		
TOTAL LAND VALUE - MARKET	400,000		
TOTAL MARKET VALUE	705,824		
SOH/AGL Deduction	111,330		
ASSESSED VALUE	594,494		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	594,494		
TOTAL JUST VALUE	705,824		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	692,883		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061072	SCREEN ENCLOSURE	6,000	05/17/2006
20061025	PARTIAL REROOF	1,800	05/12/2006
20033002	XFOB	1,000	04/24/2003
20033002	3' PICKET FENCE	1,000	04/24/2003
B9610150	REPAIR/RRF	3,500	11/19/1996
4965	REPAIR/RRF	700	05/31/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2384/0853	7/29/2020	WD Q	Q	I	01	520,000
GRANTOR: YAEST ESTRELA DA C M						
1397/1407	3/21/2006	WD Q	Q	I		430,000
GRANTOR: MARCHEL ANDREW P & DE						
GRANTEE: YAEST ESTRELLA DA C						

EXTRA FEATURES	
L N	OB/XF CODE
1	0810
2	0810
3	0810
4	0755
5	0825

TOTAL OB/XF														2,890		
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	37	9			6.50	100	1962	1962	3	20	433	
2	0810	CONCRETE A	0	0	13	5			6.50	100	1962	1962	3	20	85	
3	0810	CONCRETE A	0	0	13	27			6.50	100	1980	1980	3	32.5	741	
4	0755	FSP	0	0	13	27			8.00	100	2006	2006	3	27	758	
5	0825	BRICK	0	0	0	0			12.50	100	1980	1980	3	73.5	873	

BUILDING NOTES	

BUILDING DIMENSIONS	
UGR=[YR=1993] W25 S13 BAS=[YR=1993] W27 S37 E19 FOP=[YR=1993] S5 E7 N5 W7 \$ E31 N37 W23 \$ E25 N13 \$ PTR= S13E10 FUS=[YR=1993] E19 S37 W19 N37 \$N13W10 \$.	

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	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							