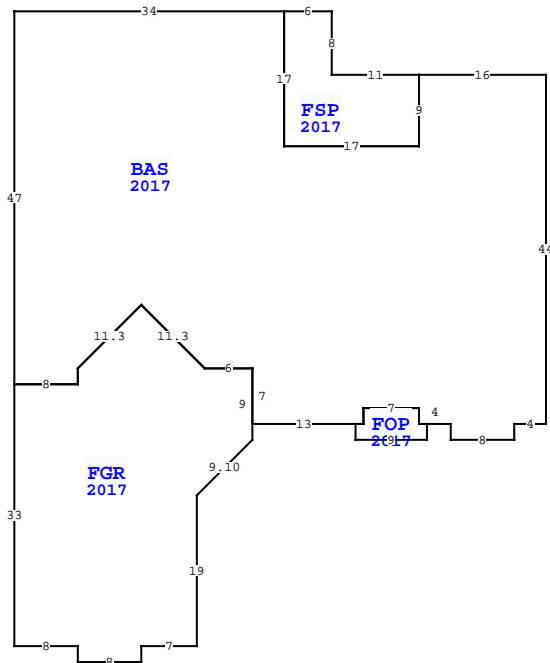


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,811	100	2,811
FGR	957	55	526
FOP	32	30	10
FSP	201	40	80
			SUBAREA MARKET VALUE
			834,116
			156,082
			2,967
			23,739
TOTALS	4,001		3,427
			1,016,903

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,427	203.9419	305.91	1,048,354	2017	2017	0	0	0	97.00
1 SFR CUST - 100% - 2018 Heated Area: 2811 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,016,903	
TOTAL MARKET OB/XF VALUE		13,641	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		1,330,544	
SOH/AGL Deduction		640,252	
ASSESSED VALUE		690,292	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		640,292	
TOTAL JUST VALUE		1,330,544	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,017,925	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001599	CO ISSUED	0	02/28/2017
B1632818	NEW CONSTR	361,712	08/09/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2105/0001	2/28/2017	WD Q	Q	I	02	667,600
GRANTOR: D S WARE HOMES LLC						
GRANTEE: GARD MICHAEL & LIND						
2044/1604	5/09/2016	SW Q	Q	V	01	185,000
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: D S WARE HOMES LLC						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0855	CONC PAVER	0	100	0	1,522.00	SF	7.00	7.00	100	2017	2017	3	97	10,334	
3	0855	CONC PAVER	0	100	0	190.00	SF	7.00	7.00	100	2017	2017	3	97	1,290	
4	0810	CONCRETE A	0	100	3	9.00	SF	6.50	6.50	100	2017	2017	3	97	57	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W16 FSP=[YR=2017] W11 N8 W6 S17 E17 N9\$ S9 W17 N17 W34 S47 FGR=[YR=2017] S33 E8 S2 E8 N2 E7 N19 U7 R7 N9 W6 U8 L8 D8 L8 S2 W8\$ E8 N2 U8 R8 D8 R8 E6 S7 E13 POP=[YR=2017] S2 E9 N2 W1 N2 W7 S2 W1\$ E1 N2 E7 S2 E4 S2 E8 N2 E4 N44\$.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							