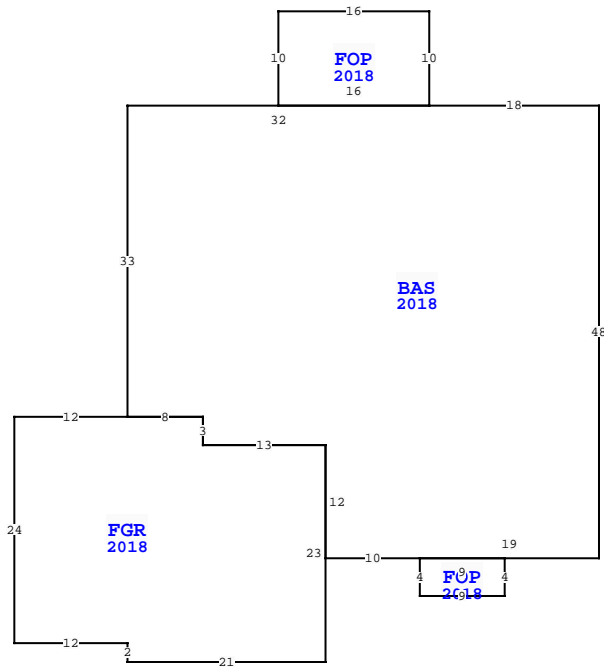




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8016.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,124	100	2,124
FGR	795	55	437
FOP	36	30	11
FOP	160	30	48
TOTALS	3,115		2,620
			311,142

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,620	96.9408	121.18	317,492	2018	2018	0	0	2.00	98.00		
1 SNGL FAM - 100% - 2024 Heated Area: 2124 HX Base Yr 2024													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE				311,142
TOTAL MARKET OB/XF VALUE				6,220
TOTAL LAND VALUE - MARKET				30,000
TOTAL MARKET VALUE				347,362
SOH/AGL Deduction				105,737
ASSESSED VALUE				241,625
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				191,625
TOTAL JUST VALUE				347,362
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				333,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010947	CO ISSUED	0	10/31/2018
18006042	NEW CONSTR	296,389	06/13/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1535	9/09/2022	WD Q	Q	I	01	419,900
GRANTOR: PIPKIN KYLE I & TABIT						
GRANTEE: IRBY PHONEMANY VORA						
2236/0662	11/09/2018	WD Q	Q	I	01	262,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PIPKIN KYLE I & TAB						

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	2018	2018	3	98	1,960	
2	0812	CONCRETE C	0	100	0	1,098.00	SF	4.00	4.00	100	2018	2018	3	97	4,260	

BUILDING NOTES													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

BUILDING DIMENSIONS													
BAS=[YR=2018] W18 FOP=[YR=2018] N10 W16 S10 E16\$ W32 S33													
FGR=[YR=2018] W12 S24 E12 S2 E21 N23 W13 N3 W8\$ E8 S3 E13 S12													
E10 FOP=[YR=2018] S4 E9 N4 W9\$ E19 N48\$.													

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							