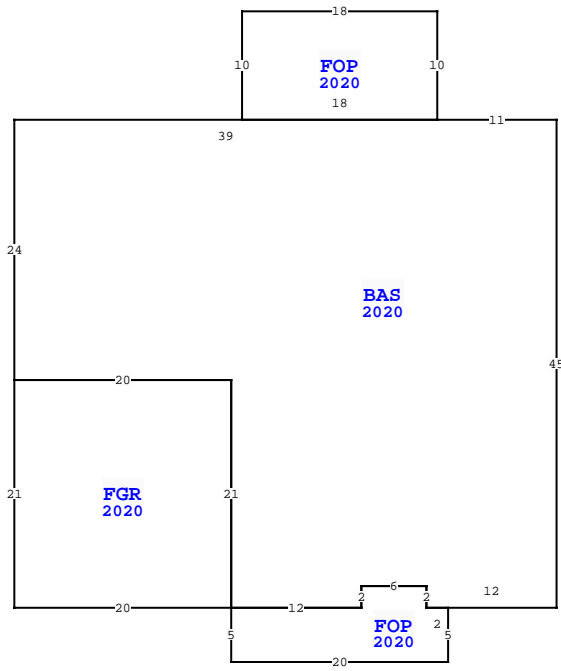




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	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	1,818	100	1,818
FGR	420	55	231
FOP	112	30	34
FOP	180	30	54
TOTALS	2,530		2,137
			272,429

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,137	103.0176	128.77	275,181	2020	2020	0	0	1.00	99.00
1 SNGL FAM - 100% - 2021 Heated Area: 1818 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	272,429		
TOTAL MARKET OB/XF VALUE	18,952		
TOTAL LAND VALUE - MARKET	30,000		
TOTAL MARKET VALUE	321,381		
SOH/AGL Deduction	83,718		
ASSESSED VALUE	237,663		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	187,663		
TOTAL JUST VALUE	321,381		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	309,377		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012084	CO ISSUED	0	12/04/2020
20005097	NEW CONSTR	250,671	06/12/2020
B20386	NEW CONSTR	197,010	08/01/2007
R10636	REPAIR/RRF	2,800	08/01/2007
WE00504	OTHER	0	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2422/0394	12/30/2020	WD Q	Q	I	01	234,100

GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BROUGHTON DEIDRA						
1488/0819	3/28/2007	WD U	V	19		138,000
GRANTOR: CALICO DEVELOPMENT CO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W11 FOP=[YR=2020] N10 W18 S10 E18\$ W39 S24	
FGR=[YR=2020] S21 E20 FOP=[YR=2020] S5 E20 N5 W2 N2 W6 S2	
W12\$ N21 W20\$ E20 S21 E12 N2 E6 S2 E12 N45\$.	

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	0811	CONCRETE B	0	100	0	761.00	SF	5.20	5.20	100	2020	2020	3	99	3,918	
2	0476	VF 6 SBPL	0	100	0	480.00	LF	32.00	32.00	100	2020	2020	3	96	14,746	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION																								
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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							