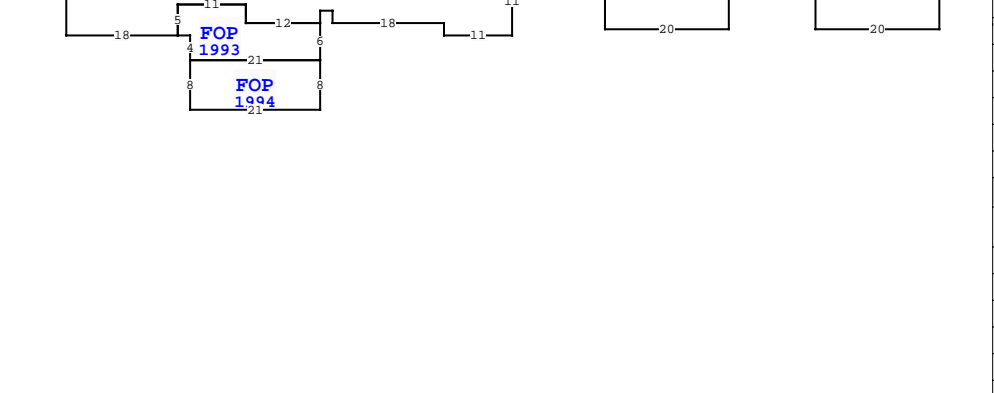


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2024		Heated Area: 4035					HX Base Yr 2024	



Quality				
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA	10		
NEIGHBORHOOD/LOC				
10001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100	216	33,777
BAS	2,069	100	2,069	323,541
BAS	64	100	64	10,008
BAS	70	100	70	10,946
BAS	96	100	96	15,012
BAS	96	100	96	15,012
FOP	163	30	49	7,662
FOP	168	30	50	7,819
FUS	1,424	100	1,424	222,679
UOP	472	20	94	14,700
TOTALS	4,838		4,228	661,157

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	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	51.5	1,030	
2	0850	PEBBLE WLK	0	100	0	0	1,917.00	SF	3.50	3.50	100	1982	1982	3	38	2,550	
3	0825	BRICK	0	100	0	0	21.00	SF	12.50	12.50	100	1982	1982	3	77	202	
4	0850	PEBBLE WLK	0	100	0	0	140.00	SF	3.50	3.50	100	1994	1994	3	68	333	
5	1126	CB/STC 8"	0	100	0	0	84.00	SF	8.00	8.00	100	1994	1994	3	68	457	
6	0850	PEBBLE WLK	0	100	0	0	279.00	SF	3.50	3.50	100	1982	1982	3	38	371	
7	0445	BOX FNC 5'	0	100	0	0	10.00	LF	8.10	8.10	100	1994	1994	3	20	16	
8	0850	PEBBLE WLK	0	100	0	0	264.00	SF	3.50	3.50	100	1982	1982	3	38	351	
9	0835	QUARY TILE	0	100	10	3	30.00	SF	10.00	10.00	100	1982	1982	3	38	114	
10	0850	PEBBLE WLK	0	100	0	0	501.00	SF	3.50	3.50	100	1982	1982	3	38	666	

TOTAL OB/XF											
6,090											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000							

BUILDING NOTES											
BUILDING DIMENSIONS											

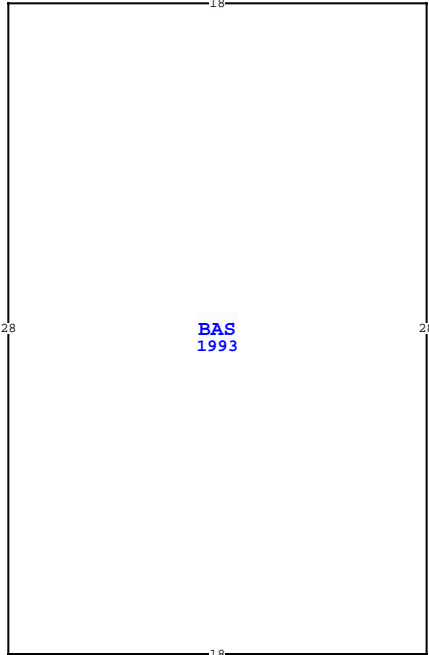
NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		706,722	
TOTAL MARKET OB/XF VALUE		15,837	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,472,559	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,472,559	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		1,422,559	
TOTAL JUST VALUE		1,472,559	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,442,512	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413804	NEW CONSTR	30,000	10/01/2004
0590	REMODEL	30,000	10/01/1993
0524	REMODEL	21,100	09/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0677	8/27/2020	WD	Q	I	01	1,350,000
GRANTOR: BIONDI DOMINIC J & GA						
GRANTEE: AMOS STUART R & SUZ						
1213/1568	3/09/2004	QC	U	I	01	100
GRANTOR: BIONDI DOMINIC J & GA						
GRANTEE: BIONDI DOMINIC J						

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		0 100	
Bathrooms		0 100	
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	10
NEIGHBORHOOD/LOC		10001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	504	100	504
			SUBAREA MARKET VALUE
			45,565
TOTALS	504		504
			45,565

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	- 100%	- 2024		Heated Area: 504					HX Base Yr 2024	



NASSAU COUNTY PROPERTY		PAGE 2 of 2	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE		706,722	
TOTAL MARKET OB/XF VALUE		15,837	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,472,559	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,472,559	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		1,422,559	
TOTAL JUST VALUE		1,472,559	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,442,512	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0677	8/27/2020	WD	Q	I	01	1,350,000
GRANTOR: BIONDI DOMINIC J & GA						
GRANTEE: AMOS STUART R & SUZ						
1213/1568	3/09/2004	QC	U	I	01	100
GRANTOR: BIONDI DOMINIC J & GA						
GRANTEE: BIONDI DOMINIC J						

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
11	1076	TRELLIS A	0 100	18	14	252.00	SF	7.50	7.50	100	2005	2005	3	40	756	
12	0850	PEBBLE WLK	0 100	0	0	308.00	SF	3.50	3.50	100	2005	2005	3	86	927	
13	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	2005	2005	3	40	8,064	
TOTALS															9,747	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993]	W18 S28 E18 N28 \$.

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