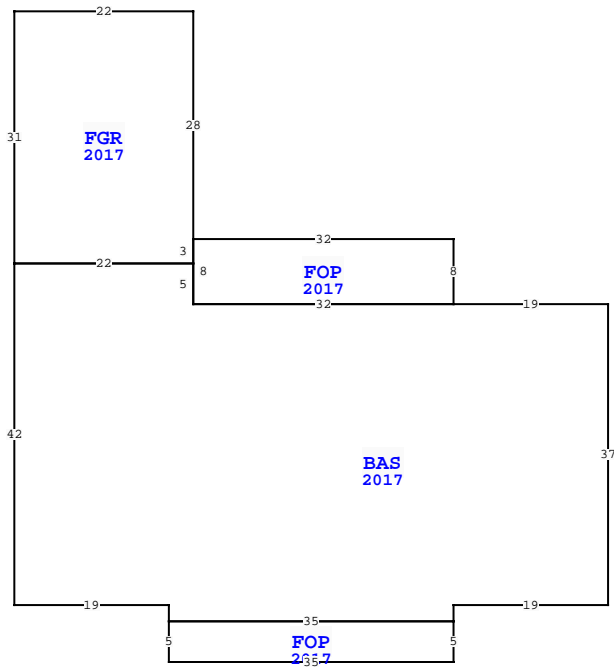




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	00	0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5008.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,881	100	2,881
FGR	682	55	375
FOP	175	30	52
FOP	256	30	77
TOTALS	3,994		3,385
			413,782

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,385	102.3960	128.00	433,280	2017	2017	0	0	4.50	95.50
1 SNGL FAM - 100% - 2018 Heated Area: 2881 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			427,593
TOTAL MARKET OB/XF VALUE			17,479
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			510,072
SOH/AGL Deduction			226,242
ASSESSED VALUE			283,830
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			233,830
TOTAL JUST VALUE			510,072
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			492,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003991	GARAGE	28,680	06/01/2018
1705797	CO ISSUED	0	06/29/2017
B1633568	NEW CONSTR	353,702	12/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2066/1797	8/18/2016	WD Q	Q	V	02	49,000
GRANTOR: ROCKING HORSE DEVELOP						
GRANTEE: COURSON BRENDA L &						
1313/1108	4/29/2005	WD U	U	V	19	747,400
GRANTOR: THE JOHN STOKES COMPA						
GRANTEE: ROCKING HORSE DEVEL						

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	0812	CONCRETE C	0	100	0	3,002.00	SF	4.00	4.00	100	2017	2017	3	97	11,648	
3	0810	CONCRETE A	0	100	0	614.00	SF	6.50	6.50	100	2018	2018	3	97	3,871	
TOTALS															17,479	

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	100		RS-E	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

