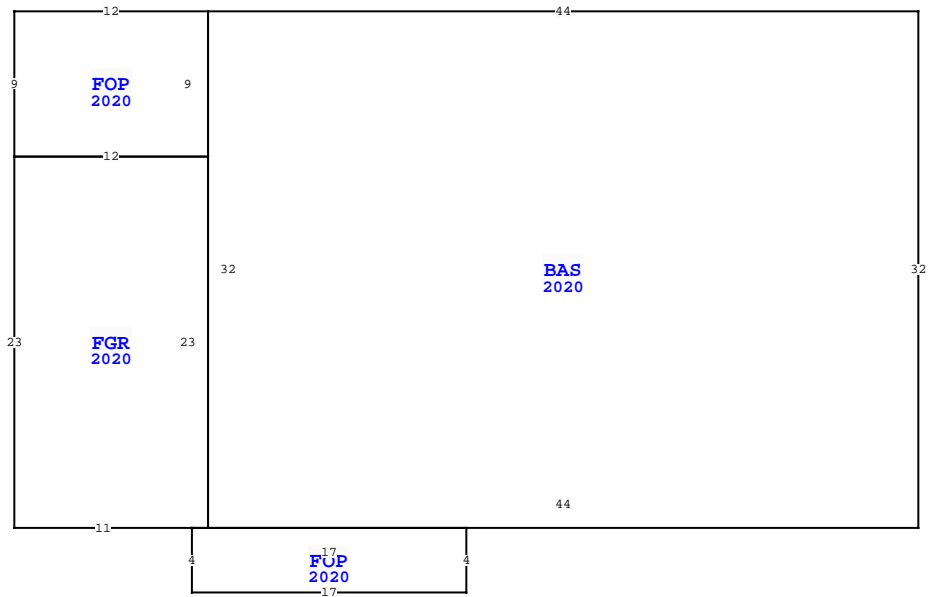


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	06
NEIGHBORHOOD/LOC	6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,408	100	1,408
FGR	276	55	152
FOP	68	30	20
FOP	108	30	32
TOTALS	1,860		1,612

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 0%	- 0								
					Heated Area: 1408						
					HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			205,102
TOTAL MARKET OB/XF VALUE			4,314
TOTAL LAND VALUE - MARKET			31,813
TOTAL MARKET VALUE			241,229
SOH/AGL Deduction			7,894
ASSESSED VALUE			233,335
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			233,335
TOTAL JUST VALUE			241,229
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2426/1192	1/19/2021	WD Q	Q	I	01	207,000
GRANTOR: BUCHANAN BENJAMIN & S						
GRANTEE: ACEVEDO EDDIE N JR						
2362/1041	5/19/2020	QC U	U	V	11	100
GRANTOR: BUCHANAN BENJAMIN & S						
GRANTEE: BUCHANAN BENJAMIN &						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2020] W44 FOP=[YR=2020] W12 S9 FGR=[YR=2020] S23 E11 FOP=[YR=2020] S4 E17 N4 W17\$ E1 N23 W12\$ E12 N9\$ S32 E44 N32\$.	

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	0	0	0		838.00	SF	5.20				4,314	

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	0	0006	R-3	93.00	420.00	93.02	FF	4	1.14	1.00	1.14	300.00	342.00	31,813							