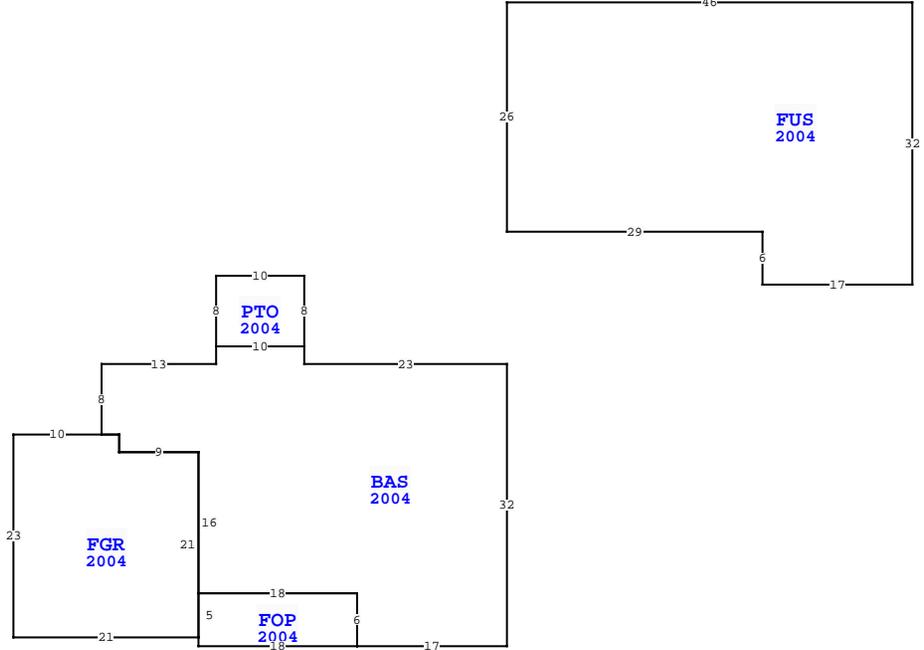




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE	70	
Exterior Wall	16	WD FR STUC	30	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	12	HARDWOOD	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		5	100	
Bathrooms		3	100	
Frame	02	WOOD FRAME	100	
Stories	2.	2.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	04	Quality Level	04	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC		4050.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1,138	109,084
FGR	465	55	256	24,539
FOP	108	30	32	3,067
FUS	1,298	100	1,298	124,422
PTO	80	5	4	384
TOTALS	3,089		2,728	261,496

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2021		Heated Area: 2436					HX Base Yr 2021	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			261,496
TOTAL MARKET OB/XF VALUE			2,721
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			314,217
SOH/AGL Deduction			64,103
ASSESSED VALUE			250,114
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			195,114
TOTAL JUST VALUE			314,217
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311570	NEW CONSTR	168,026	08/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/1812	11/05/2020	WD	Q	I	01	270,000
GRANTOR: SANCHEZ SATEEMA S						
GRANTEE: RAUTIO DANIEL						
2256/0719	2/19/2019	WD	Q	I	01	235,000
GRANTOR: PRATER GLENN A & LYNN						
GRANTEE: SANCHEZ SATEEMA S						

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	623.00	SF	5.20	5.20	100	2004	2004	3	84	2,721	

BLD DATE		03/20/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2004] W23 N2 PTO=[YR=2004] N8 W10 S8 E10\$ W10 S2 W13 S8 FGR=[YR=2004] W10 S23 E21 FOP=[YR=2004] S1 E18 N6 W18 S5\$ N21 W9 N2 W2\$ E2 S2 E9 S16 E18 S6 E17 N32\$ PTR=N15 FUS=[YR=2004] N26 E46 S32 W17 N6 W29 \$ S15\$ .	

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							