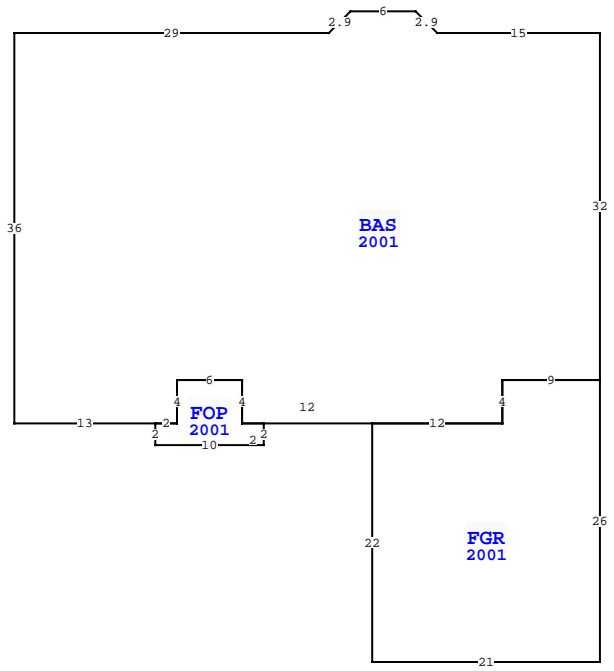


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,900	100	1,900
FGR	498	55	274
FOP	44	30	13
TOTALS	2,442		2,187
			259,420

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,187	106.6240	133.28	291,483	2001	2001	0	0	11.00	89.00	
1 SNGL FAM - 100% - 2021 Heated Area: 1900 HX Base Yr 2021												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			259,420
TOTAL MARKET OB/XF VALUE			7,686
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			342,106
SOH/AGL Deduction			110,750
ASSESSED VALUE			231,356
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			181,356
TOTAL JUST VALUE			342,106
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			320,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07648	NEW CONSTR	100,000	10/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2352/0162	4/03/2020	WD Q	Q	I	01	230,000
GRANTOR: WILLIAMSON MICHELE M						
GRANTEE: DECH JONATHAN S						
0971/0438	2/15/2001	WD Q	Q	I		146,900
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: WILLIAMSON MICHELE						

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	0812	CONCRETE C	0	100	0	1,298.00	SF	4.00	4.00	100	2001	2001	3	80	4,154	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
3	1076	TRELLIS A	0	100	16	256.00	SF	7.50	7.50	100	2002	2002	3	29	557	
TOTALS													7,686			

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								