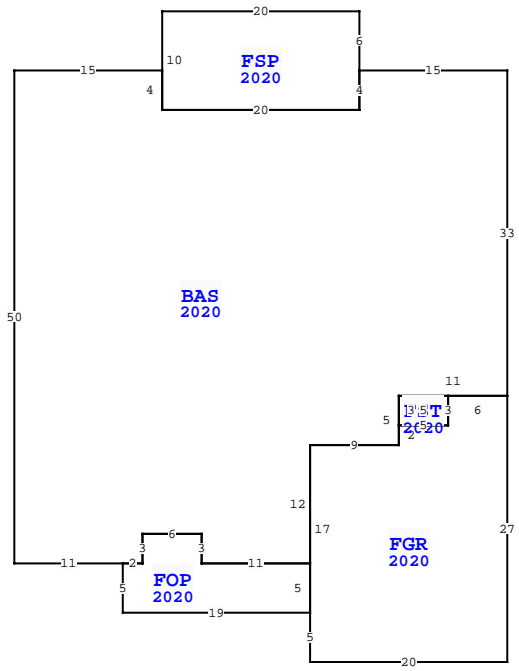


BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 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	SUBAREA MARKET VALUE
BAS	2,107	100	2,107	284,103
FGR	480	55	264	35,597
FOP	113	30	34	4,585
FSP	200	40	80	10,787
FST	15	55	8	1,079
TOTALS	2,915		2,493	336,152

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,493	108.9600	136.20	339,547	2020	2020	0	0	0	1.00	99.00	
1 SNGL FAM - 100% - 2021 Heated Area: 2107 HX Base Yr 2021													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			336,152
TOTAL MARKET OB/XF VALUE			7,928
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			419,080
SOH/AGL Deduction			133,694
ASSESSED VALUE			285,386
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			235,386
TOTAL JUST VALUE			419,080
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			393,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908138	CO ISSUED	0	03/20/2020
B1908138	NEW CONSTR	291,049	10/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2369/1301	6/17/2020	WD Q	Q	I	01	310,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRINKMAN MARK N & K						
2325/1087	12/11/2019	WD U	V	V	30	63,000
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

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	0810	CONCRETE A	0 100	15	3	45.00	SF	6.50	6.50	100	2020	2020	3	99	290	
2	0810	CONCRETE A	0 100	0	0	512.00	SF	6.50	6.50	100	2020	2020	3	99	3,295	
3	0476	VF 6 SBPL	0 100	0	0	132.00	LF	32.00	32.00	100	2020	2020	3	96	4,055	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

BUILDING NOTES		
BLD DATE		
LGL DATE		
XF DATE		
AG DATE		
04/08/2024 MLU		

BUILDING DIMENSIONS		
BAS=[YR=2020] W15 FSP=[YR=2020] N6 W20 S10 E20 N4\$ S4 W20 N4 W15 S50 E11 FOP=[YR=2020] S5 E19 FGR=[YR=2020] S5 E20 N27 W6 FST=[YR=2020] W5 S3 E5 N3\$ S3 W5 S2 W9 S17\$ N5 W11 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 N12 E9 N5 E11 N33\$.		

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							