



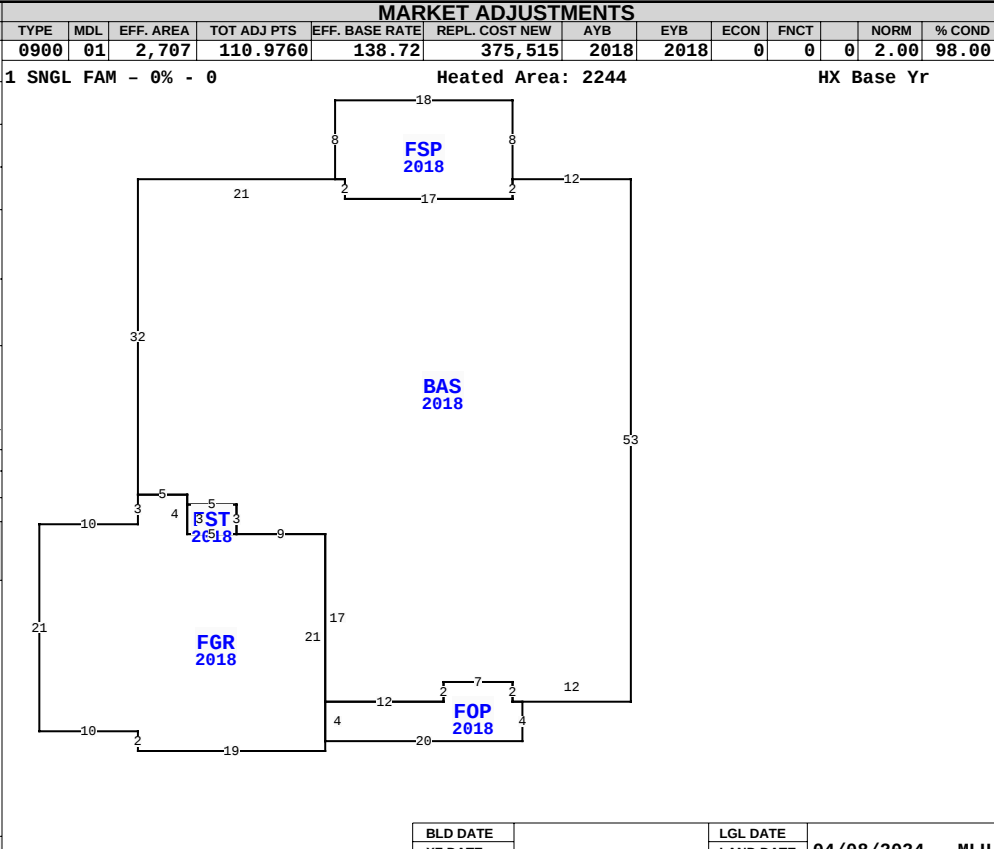
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	SUBAREA MARKET VALUE
BAS	2,244	100	2,244	305,062
FGR	648	55	356	48,396
FOP	94	30	28	3,806
FSP	178	40	71	9,652
FST	15	55	8	1,088
TOTALS	3,179		2,707	368,005

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	704.00	SF	5.20	5.20	100	2018	2018	3	97	3,551	
2	0810	CONCRETE A	0	0	0	0	63.00	SF	6.50	6.50	100	2018	2018	3	97	397	

LAND DESCRIPTION			TOTAL OB/XF 3,948														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF 3,948																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										368,005				
TOTAL MARKET OB/XF VALUE										3,948				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										446,953				
SOH/AGL Deduction										46,374				
ASSESSED VALUE										400,579				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										400,579				
TOTAL JUST VALUE										446,953				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										415,619				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900528	CO ISSUED	0	01/17/2019
B1806422	NEW CONSTR	304,076	06/21/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2436/1815	2/24/2021	WD	Q	I	01	374,500	
GRANTOR: BAILEY RICHARD & BEVE							
GRANTEE: TESTINO ANTHONY P							
2254/0162	2/01/2019	WD	Q	I	02	313,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: BAILEY RICHARD & BE							

BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=2018;ORIG=0,0] W12 S2 W17 N2 W21 S32 E5 S1 E5 S3 E9 S17 E12 N2 E7 S2 E12 N53 \$																	
FGR=[YR=2018;ORIG=-50,32] S3 W10 S21 E10 S2 E19 N1 N21 W9 W5 N4 W5 \$																	
FSP=[YR=2018;ORIG=-12,0] N8 W18 S8 E1 S2 E17 N2 \$																	
FOP=[YR=2018;ORIG=-31,57] E20 N4 W1 N2 W7 S2 W12 S4 \$																	
FST=[YR=2018;ORIG=-40,36] N3 W5 S3 E5 \$																	