



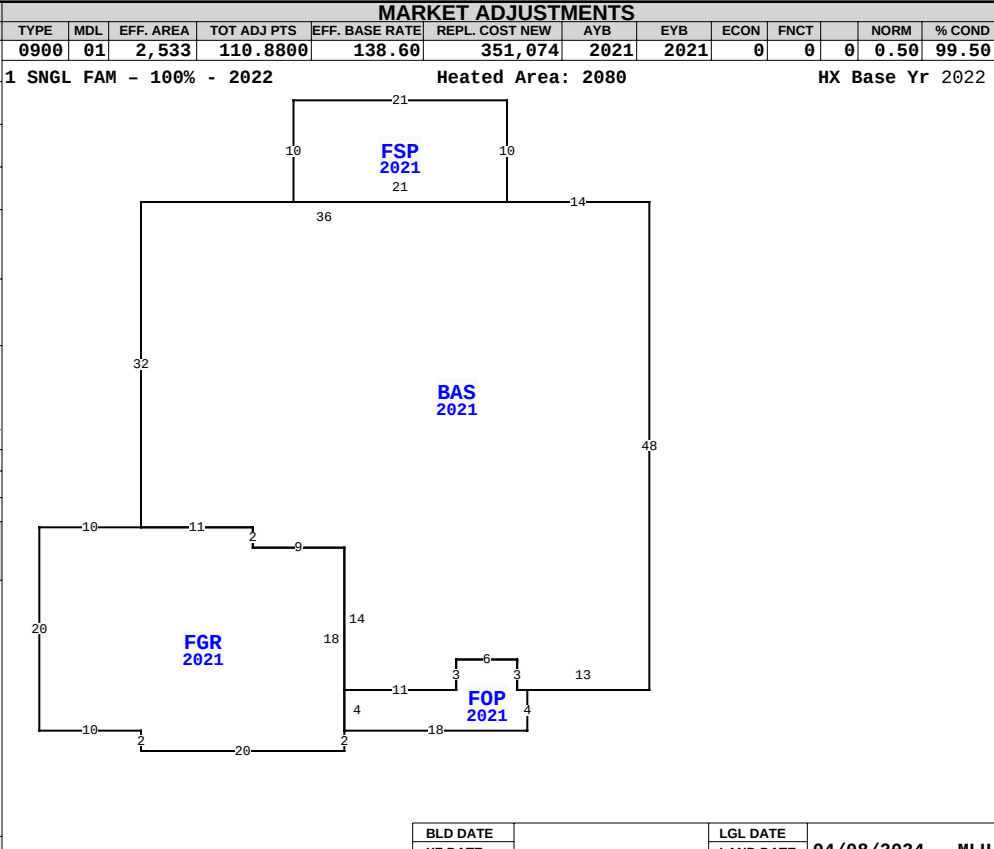
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,080	100	2,080	286,847
FGR	622	55	342	47,164
FOP	90	30	27	3,723
FSP	210	40	84	11,584
TOTALS	3,002		2,533	349,319

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	21	3	63.00	SF	6.50	6.50	100	2021
2	0811	CONCRETE B	0 100	0	0	739.00	SF	5.20	5.20	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
4,209											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		349,319	
TOTAL MARKET OB/XF VALUE		4,209	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		428,528	
SOH/AGL Deduction		89,258	
ASSESSED VALUE		339,270	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		289,270	
TOTAL JUST VALUE		428,528	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,773	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010341	CO ISSUED	0	03/25/2021
B2010341	NEW CONSTR	292,293	10/27/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2451/0953	4/09/2021	SW	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: EMERY ROGER W & MEL					
2430/0215	1/27/2021	WD	U	V	30
GRANTOR: FLORA PARKE DEVELOPME					70,000
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W14 FSP=[YR=2021] N10 W21 S10 E21\$ W36 S32 FGR=[YR=2021] W10 S20 E10 S2 E20 N2 FOP=[YR=2021] E18 N4 W1 N3 W6 S3 W11 S4\$ N18 W9 N2 W11\$ E11 S2 E9 S14 E11 N3 E6 S3 E13 N48\$.											