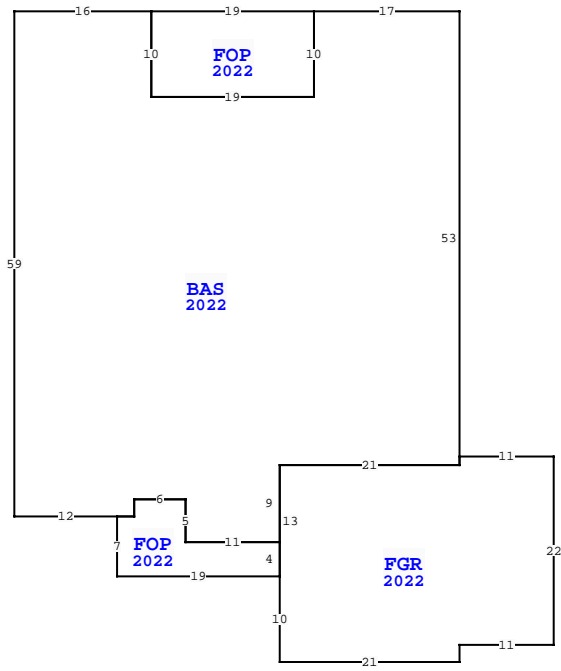


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4087.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,773	100	2,773
FGR	725	55	399
FOP	112	30	34
FOP	190	30	57
TOTALS	3,800		3,263

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,263	102.9572	128.70	419,948	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024										Heated Area: 2773	
										HX Base Yr 2024	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			419,948
TOTAL MARKET OB/XF VALUE			9,520
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			504,468
SOH/AGL Deduction			0
ASSESSED VALUE			504,468
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			454,468
TOTAL JUST VALUE			504,468
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			483,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002195	CO ISSUED	0	02/17/2023
22003172	NEW CONSTR	463,586	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0787	2/21/2023	WD Q	Q	I	02	557,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: GIBBONS JAMES & CYN

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W17 FOP=[YR=2022] W19 S10 E19 N10\$ S10 W19 N10 W16 S59 E12 FOP=[YR=2022] S7 E19 FGR=[YR=2022] S10 E21 N2 E11 N22 W11 S1 W21 S13\$ N4 W11 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 N9 E21 N53\$.	

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	0855	CONC PAVER	0	100	0	862.00	SF	10.00	10.00	100	2022	2022	3	100	8,620	
2	0855	CONC PAVER	0	100	0	90.00	SF	10.00	10.00	100	2022	2022	3	100	900	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							