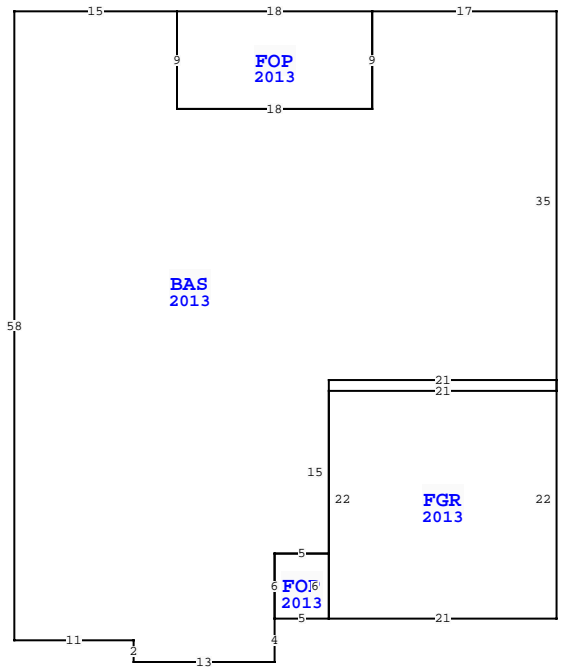




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4067.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,241	100	2,241
FGR	462	55	254
FOP	30	30	9
FOP	162	30	49
TOTALS	2,895		2,553

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2018 Heated Area: 2241 HX Base Yr 2018											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			270,400
TOTAL MARKET OB/XF VALUE			5,335
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			350,735
SOH/AGL Deduction			105,274
ASSESSED VALUE			245,461
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			195,461
TOTAL JUST VALUE			350,735
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			338,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327263	CO ISSUED	0	02/14/2014
B1327263	NEW CONSTR	0	06/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2118/0688	5/02/2017	WD Q	Q	I	01	252,500
GRANTOR: TODD JOHN D JR & CRY S						
GRANTEE: ALSAHWI RAMI Y & LI						
1921/1166	5/30/2014	SW Q	Q	I	02	227,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: TODD JOHN D JR & CR						

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	0811	CONCRETE B	0	100	0	0			674.00	SF	5.20	100	2013	2013	3	94	3,295
2	0476	VF 6 SBPL	0	100	0	0			75.00	LF	32.00	100	2013	2013	3	85	2,040

BLD DATE		03/29/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2013] W17 FOP=[YR=2013] W18 S9 E18 N9 \$ S9 W18 N9 W15 S58 E11 S2 E13 N4 FOP=[YR=2013] E5 FGR=[YR=2013] E21 N22 W21 S22 \$ N6 W5 S6 \$ N6 E5 N15 E21 N35 \$.	

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	000136	C	SFR INT	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							