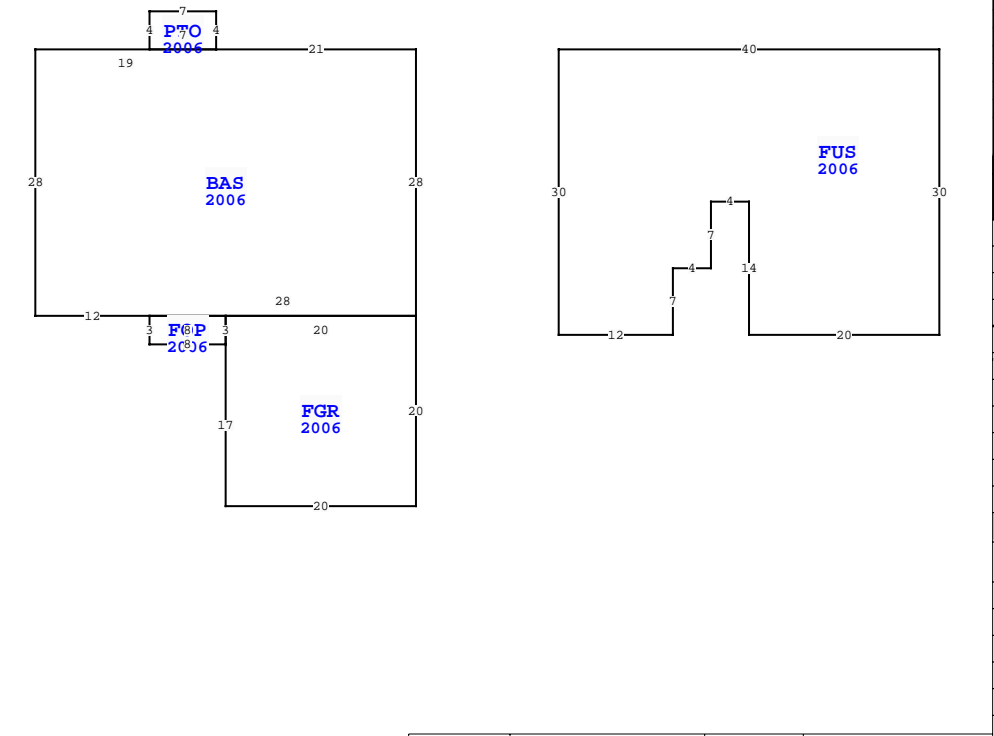


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	60
Exterior Wall	16	WD FR STUC	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	03	MASONRY	100
Stories	2.	2.100	
Units	0	0.100	
Occupancy	00	NONE	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,464	104.0640	98.86	243,591	2006	2006	0	0	0	8.50	91.50		



Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4055.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	101,312
FGR	400	55	220	19,900
FOP	24	30	7	633
FUS	1,116	100	1,116	100,950
PTO	28	5	1	91
TOTALS	2,688		2,464	222,886

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	0	0	710.00	SF	5.20	5.20	100	2006	2006	3	87	3,212	

BLD DATE	04/04/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			222,886
TOTAL MARKET OB/XF VALUE			3,212
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			271,098
SOH/AGL Deduction			0
ASSESSED VALUE			271,098
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			271,098
TOTAL JUST VALUE			271,098
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			261,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0516759	CO ISSUED	161,280	09/01/2006
B0516759	NEW CONSTR	161,280	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2067/1344	8/05/2016	SW	U	I	12	158,500
GRANTOR: J P MORGAN CHASE NA						
GRANTEE: AVILA JAVIER ZARATE						
2047/1272	5/23/2016	CT	U	I	18	136,100
GRANTOR: CLERK OF COURT						
GRANTEE: J P MORGAN CHASE BA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006] W21 PTO=[YR=2006] N4 W7 S4 E7\$ W19 S28 E12 FOP=[YR=2006] S3 E8 FGR=[YR=2006] S17 E20 N20 W20 S3\$ N3 W8\$ E28 N28\$ PTR=E15 FUS=[YR=2006] E40 S30 W20 N14 W4 S7 W4 S7 W12 N30\$ W15 \$.

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							