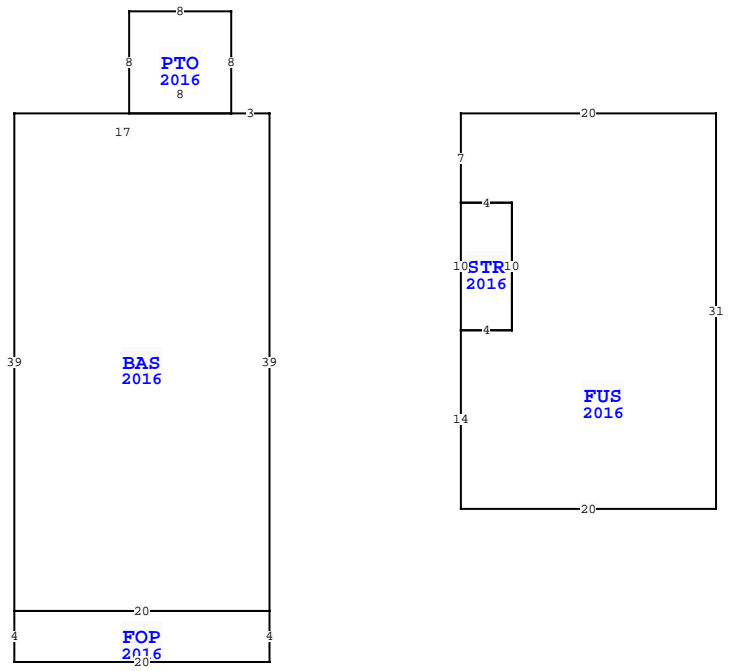


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	30 VINYL 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	14 CARPET 60			
Interior Floo	13 LVT/LAMNT 40			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	2 100			
Bathrooms	1.5 100			
Frame	02 WOOD FRAME 100			
Stories	2. 2. 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	4037.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	83,045
FOP	80	30	24	2,555
FUS	580	100	580	61,751
PTO	64	5	3	319
STR	40	10	4	426
TOTALS	1,544		1,391	148,096

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	-	100%	-	2022						
Heated Area: 1360						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	148,096		
TOTAL MARKET OB/XF VALUE	1,797		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	189,893		
SOH/AGL Deduction	19,871		
ASSESSED VALUE	170,022		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	120,022		
TOTAL JUST VALUE	189,893		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	190,675		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1125111	CO ISSUED	0	01/17/2017
E24972	NEW CONSTR	0	04/01/2012
M16729	H/AC	0	12/01/2011
B25111	NEW CONSTR	867,810	09/01/2011
P14967	NEW CONSTR	0	09/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2505/0926	9/13/2021	WD	Q	I	02	180,000
GRANTOR: HUTTO MOLISSA F/K/A M						
GRANTEE: NUNEZ EMILY						
2092/1514	12/29/2016	WD	Q	I	01	129,500
GRANTOR: GIBBS MICHAEL L						
GRANTEE: MINTON MOLISSA						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W3 PTO=[YR=2016] N8 W8 S8 E8\$ W17 S39	
FOP=[YR=2016] S4 E20 N4 W20\$ E20 N39\$ PTR= E15 FUS=[YR=2016] E20 S31 W20 N14 STR=[YR=2016] N10 E4 S10 W4\$ E4 N10 W4 N7\$ W15\$.	

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	0810	CONCRETE A	0	100	24	12			6.50	100	2016	2016	3	96	1,797	

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	000810	C	TOWNHOUSE1	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							