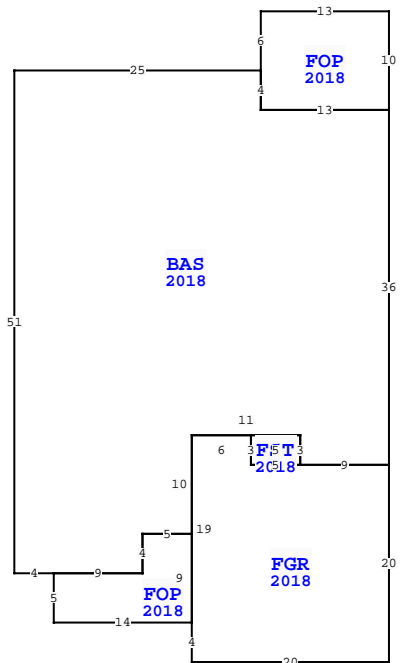




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	70	
Exterior Wall	16	WD FR STUC	30	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
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	06	Quality Level	06	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4035.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100	1,613	195,176
FGR	418	55	230	27,830
FOP	90	30	27	3,267
FOP	130	30	39	4,719
FST	15	55	8	968
TOTALS	2,266		1,917	231,959

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,917	130.1685	123.66	237,056	2018	2018	0	0	2.15	97.85
1 SINGLE FAM - 100% - 2019 Heated Area: 1613 HX Base Yr 2019											



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	231,959			
TOTAL MARKET OB/XF VALUE	3,173			
TOTAL LAND VALUE - MARKET	75,000			
TOTAL MARKET VALUE	310,132			
SOH/AGL Deduction	119,416			
ASSESSED VALUE	190,716			
TOTAL EXEMPTION VALUE	HX HB WX SX 105,000			
BASE TAXABLE VALUE	85,716			
TOTAL JUST VALUE	310,132			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	299,698			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711221	CO ISSUED	0	03/16/2018
B1711221	NEW CONSTR	212,037	12/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2416/0878	12/03/2020	QC	U	I	11	100

GRANTOR: JOHNSON CAROL ANN
GRANTEE: JOHNSON STEPHEN M &
2187/1892 4/03/2018 WD Q I 02 225,300
GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: JOHNSON CAROL ANN

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	584.00	SF	5.20	5.20	100	2018	2018	3	97	2,946	
2	0810	CONCRETE A	0	100	0	36.00	SF	6.50	6.50	100	2018	2018	3	97	227	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/17/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2018] W13 S6 BAS=[YR=2018] W25 S51 E4 FOP=[YR=2018] S5 E14 FGR=[YR=2018] S4 E20 N20 W9 FST=[YR=2018] N3 W5 S3 E5 \$ W5 N3 W6 S19\$ N9 W5 S4 W9\$ E9 N4 E5 N10 E11 S3 E9 N36 W13 N4\$ S4 E13 N10\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,173																						
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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							