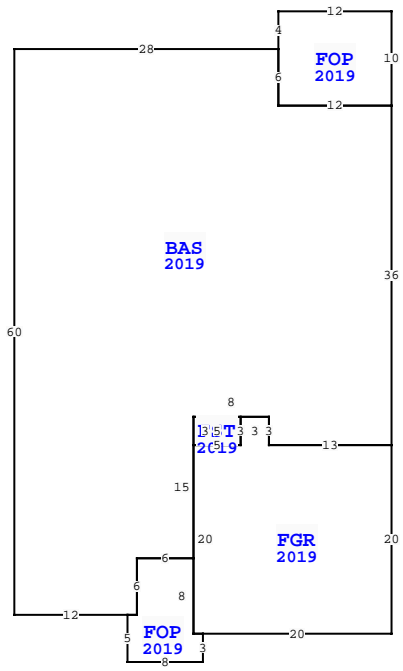


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	31 HARDIE BRD 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	11 CLAY TILE 50			
Interior Floo	14 CARPET 50			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR 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	1,890	100	1,890	228,220
FGR	429	55	236	28,497
FOP	74	30	22	2,657
FOP	120	30	36	4,347
FST	15	55	8	966
TOTALS	2,528		2,192	264,686

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,192	129.0415	122.59	268,717	2019	2019	0	0	1.50	98.50		
1 SINGLE FAM - 0% - 0 Heated Area: 1890 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		264,686	
TOTAL MARKET OB/XF VALUE		3,372	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		343,058	
SOH/AGL Deduction		54,373	
ASSESSED VALUE		288,685	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		288,685	
TOTAL JUST VALUE		343,058	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,134	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901577	CO ISSUED	0	06/14/2019
B1901577	NEW CONSTR	258,941	03/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2313/0366	10/15/2019	WD Q	Q	I	01	241,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CHICKABEANA PROPERT

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2019] W12 S4 BAS=[YR=2019] W28 S60 E12	
FOP=[YR=2019] S5 E8 N3 FGR=[YR=2019] E20 N20 W13 N3 W3	
FST=[YR=2019] W5 S3 E5 N3\$ S3 W5 S20 E1\$ W1 N8 W6 S6 W1\$ E1	
N6 E6 N15 E8 S3 E13 N36 W12 N6\$ S6 E12 N10\$.	

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	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	98	172	
2	0811	CONCRETE B	0	0	0	628.00	SF	5.20	5.20	100	2019	2019	3	98	3,200	

LAND DESCRIPTION																								
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							