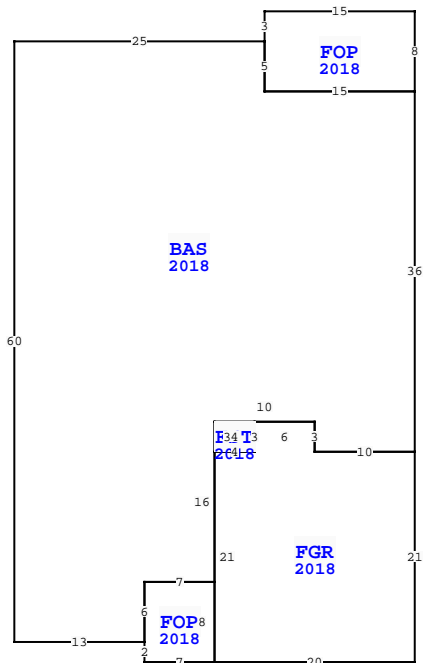


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMTM	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,873	100	1,873
FGR	438	55	241
FOP	56	30	17
FOP	120	30	36
FST	12	55	7
TOTALS	2,499		2,174

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,174	122.8430	116.70	253,706	2018	2018		0	0	2.00	98.00
1 SINGLE FAM - 100% - 2019 Heated Area: 1873 HX Base Yr 2019												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			248,632
TOTAL MARKET OB/XF VALUE			2,607
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			326,239
SOH/AGL Deduction			109,402
ASSESSED VALUE			216,837
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			166,837
TOTAL JUST VALUE			326,239
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1800546	CO ISSUED	0	04/04/2018
B1800546	NEW CONSTR	243,274	01/18/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2191/0072	4/18/2018	WD Q	Q	I	02	227,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: HUNLEY ROBERT W II

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
1	0811	CONCRETE B	0	100	0	468.00	SF	5.20	5.20	100	2018	2018
2	0810	CONCRETE A	0	100	0	39.00	SF	6.50	6.50	100	2018	2018

BUILDING NOTES			
BLD DATE: 05/17/2023 MLU			

BUILDING DIMENSIONS												
FOP=[YR=2018] W15 S3 BAS=[YR=2018] W25 S60 E13 FOP=[YR=2018] S2 E7 FGR=[YR=2018] E20 N21 W10 N3 W6 FST=[YR=2018] W4 S3 E4 N3\$ S3 W4 S21\$ N8 W7 S6\$ N6 E7 N16 E10 S3 E10 N36 W15 N5\$ S5 E15 N8\$.												

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								