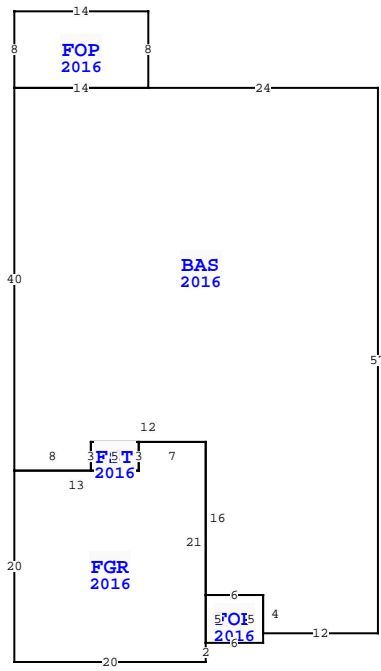




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	70	
Exterior Wall	16	WD FR STUC	30	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	60	
Interior Floor	11	CLAY TILE	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	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	1,766	100	1,766	209,127
FGR	421	55	232	27,473
FOP	30	30	9	1,065
FOP	112	30	34	4,026
FST	15	55	8	947
TOTALS	2,344		2,049	242,639

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		250,531	2016	2016	0	0	3.15	96.85
					Heated Area: 1766	HX Base Yr					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			242,639
TOTAL MARKET OB/XF VALUE			3,726
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			321,365
SOH/AGL Deduction			1,604
ASSESSED VALUE			319,761
TOTAL EXEMPTION VALUE	13		319,761
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			321,365
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632536	CO ISSUED	0	11/16/2016
B1632536	NEW CONSTR	222,362	06/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/1860	8/09/2019	WD Q	Q	I	01	252,000
GRANTOR: FAGAN ANDREA M & GLOR						
GRANTEE: FORD HOPE M						
2090/1090	12/16/2016	WD Q	Q	I	01	210,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FAGAN ANDREA M & GL						

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	8	3	SF	6.50	6.50	100	2016	2016	3	96	150	
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2016	2016	3	96	3,576	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2016] W24 FOP=[YR=2016] N8 W14 S8 E14\$ W14 S40														
FGR=[YR=2016] S20 E20 N2 FOP=[YR=2016] E6 N5 W6 S5\$ N21 W7														
FST=[YR=2016] W5 S3 E5 N3\$ S3 W13\$ E8 N3 E12 S16 E6 S4 E12 N57\$.														

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							