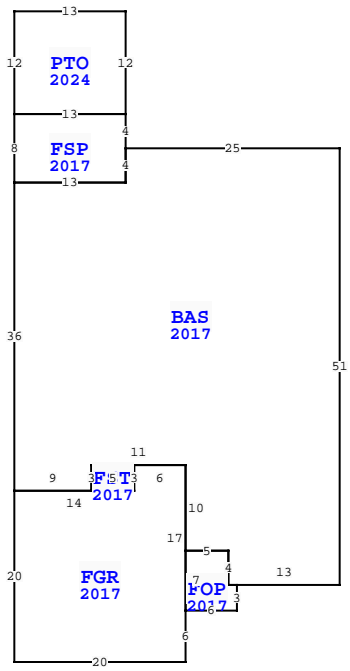


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating 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
BAS	1,613	100	1,613
FGR	418	55	230
FOP	38	30	11
FSP	104	40	42
FST	15	55	8
PTO	156	5	8
TOTALS	2,344		1,912
			230,172

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,912	130.1685	123.66	236,438	2017	2017	0	0	2.65	97.35
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		230,172	
TOTAL MARKET OB/XF VALUE		5,947	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		311,119	
SOH/AGL Deduction		103,685	
ASSESSED VALUE		207,434	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		157,434	
TOTAL JUST VALUE		311,119	
NCON VALUE		2,730	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,090	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705759	NEW CONSTR	206,686	06/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/1144	10/27/2017	WD Q	Q	I	02	215,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: FOURNIER CHRISTINE

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2017;ORIG=0,0] W25 S4 W13 S36 E9 N3 E11 S10 E5 S4 E13 N51 \$</p> <p>FGR=[YR=2017;ORIG=-38,40] S20 E20 N6 N17 W6 S3 W14 \$</p> <p>FSP=[YR=2017;ORIG=-25,0] N4 W13 S8 E13 N4 \$</p> <p>FOP=[YR=2017;ORIG=-18,54] E6 N3 W1 N4 W5 S7 \$</p> <p>FST=[YR=2017;ORIG=-24,37] W5 S3 E5 N3 \$</p> <p>PTO=[YR=2024;ORIG=-38,-16] E13 S12 W13 N12 \$</p>	

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	0811	CONCRETE B	0	100	0	0			589.00	100	2017	2017	3	97	2,971	
2	0810	CONCRETE A	0	100	0	0			39.00	100	2017	2017	3	97	246	
3	0911	SCRN RM A	0	100	0	0			156.00	100	2024	2020		100	2,730	

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