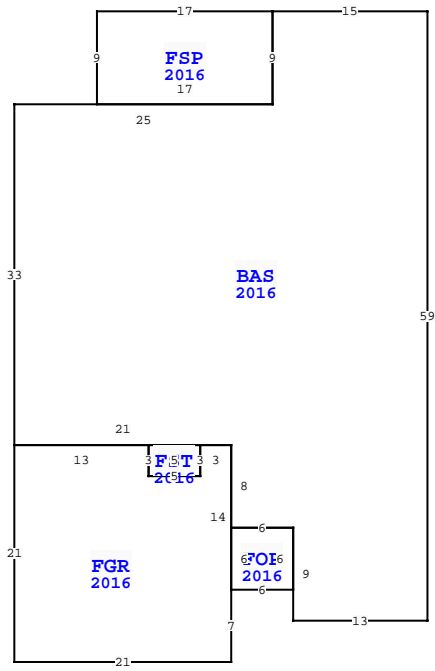




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	70	
Interior Floo	11	CLAY TILE	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	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	1,724	100	1,724	202,145
FGR	426	55	234	27,437
FOP	36	30	11	1,290
FSP	153	40	61	7,153
FST	15	55	8	938
TOTALS	2,354		2,038	238,962

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,038	127.2383	120.88	246,353	2016	2016	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2023										Heated Area: 1724	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			238,962
TOTAL MARKET OB/XF VALUE			3,775
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			317,737
SOH/AGL Deduction			1,540
ASSESSED VALUE			316,197
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			266,197
TOTAL JUST VALUE			317,737
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632187	NEW CONSTR	0	04/27/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0287	8/28/2020	WD	Q	I	01	248,900
GRANTOR: JOHNSON WILBUR L						
GRANTEE: LUKANUS COLEMAN J						
2090/0533	12/19/2016	WD	Q	I	01	214,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JOHNSON WILBUR L						

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	10	3			6.50	100	2016	2016	3	96	187	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2016	2016	3	96	3,588	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W15 FSP=[YR=2016] W17 S9 E17 N9\$ S9 W25 S33 FGR=[YR=2016] S21 E21 N7 FOP=[YR=2016] E6 N6 W6 S6\$ N14 W3 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W13\$ E21 S8 E6 S9 E13 N59\$.	

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							