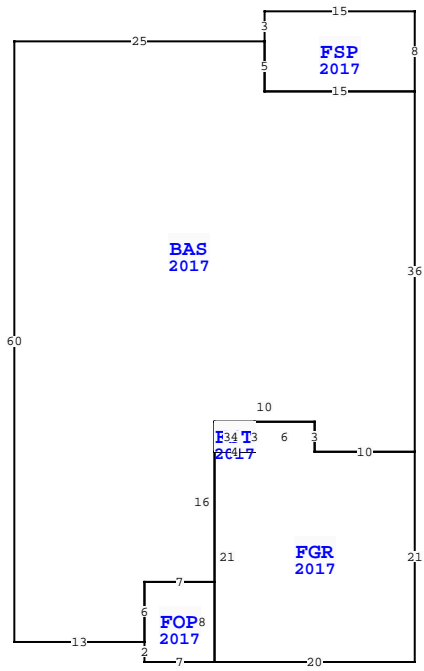


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	31 HARDIE BRD 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	11 CLAY TILE 80			
Interior Floor	14 CARPET 20			
Air Condition	03 CENTRAL 100			
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	1,873	100	1,873	231,129
FGR	438	55	241	29,739
FOP	56	30	17	2,098
FSP	120	40	48	5,923
FST	12	55	7	863
TOTALS	2,499		2,186	269,754

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,186	133.4368	126.76	277,097	2017	2017	0	0	0	2.65	97.35
1 SINGLE FAM - 0% - 2023 Heated Area: 1873 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			269,754
TOTAL MARKET OB/XF VALUE			40,131
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			384,885
SOH/AGL Deduction			0
ASSESSED VALUE			384,885
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			384,885
TOTAL JUST VALUE			384,885
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			373,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012316	SWIM POOL	38,309	12/10/2020
C1708792	CO ISSUED	0	01/04/2018
B1708792	NEW CONSTR	242,585	10/05/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0408	3/04/2022	WD	Q	I	02	475,000
GRANTOR: MILES JACKY W & TINA						
GRANTEE: GRAY FREDERICK C &						
2172/1860	1/25/2018	WD	Q	I	02	229,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MILES JACKY W & TIN						

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	10	3	30.00	SF	6.50	6.50	100	2017	2017	3	97	189	
2	0810	CONCRETE A	0	0	0	0	605.00	SF	6.50	6.50	100	2018	2018	3	97	3,815	
3	0476	VF 6 SBPL	0	0	0	0	125.00	LF	32.00	32.00	100	2018	2018	3	94	3,760	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	
5	0855	CONC PAVER	0	0	0	0	425.00	SF	10.00	10.00	100	2018	2018	3	97	4,123	
6	0861	POOL GUNIT	0	0	0	0	277.00	SF	85.00	85.00	100	2021	2021	3	95	22,368	
7	0855	CONC PAVER	0	0	0	0	565.00	SF	10.00	10.00	100	2021	2021	3	99	5,594	
TOTALS													40,131				

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							