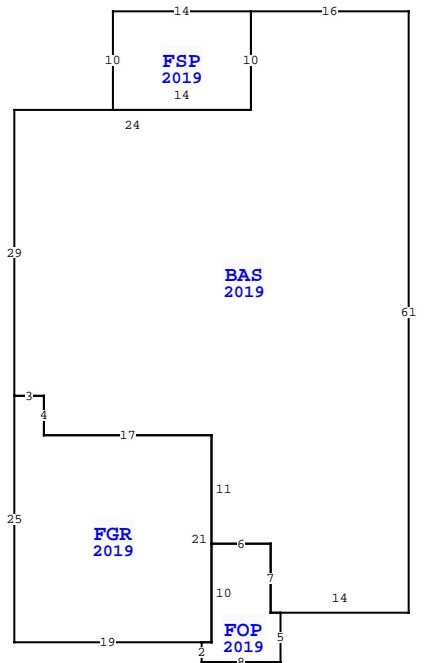




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4035.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,786	100	1,786
FGR	432	55	238
FOP	79	30	24
FSP	140	40	56
TOTALS	2,437		2,104
			256,278

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%	- 2020		260,181	2019	2019	0	0	1.50	98.50
					Heated Area: 1786	HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			256,278
TOTAL MARKET OB/XF VALUE			4,332
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			335,610
SOH/AGL Deduction			149,985
ASSESSED VALUE			185,625
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			135,625
TOTAL JUST VALUE			335,610
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901044	CO ISSUED	0	05/29/2019
B1901044	NEW CONSTR	241,668	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/1791	9/30/2019	WD Q	Q	I	02	237,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: ROBERTSON GUY G & M

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W16 FSP=[YR=2019] W14 S10 E14 N10\$ S10 W24 S29 FGR=[YR=2019] S25 E19 FOP=[YR=2019] S2 E8 N5 W1 N7 W6 S10 W1\$ E1 N21 W17 N4 W3 \$ E3 S4 E17 S11 E6 S7 E14 N61\$.	

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			6.50	100	2019	2019	3	98	153	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2019	2019	3	98	4,179	

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							