



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

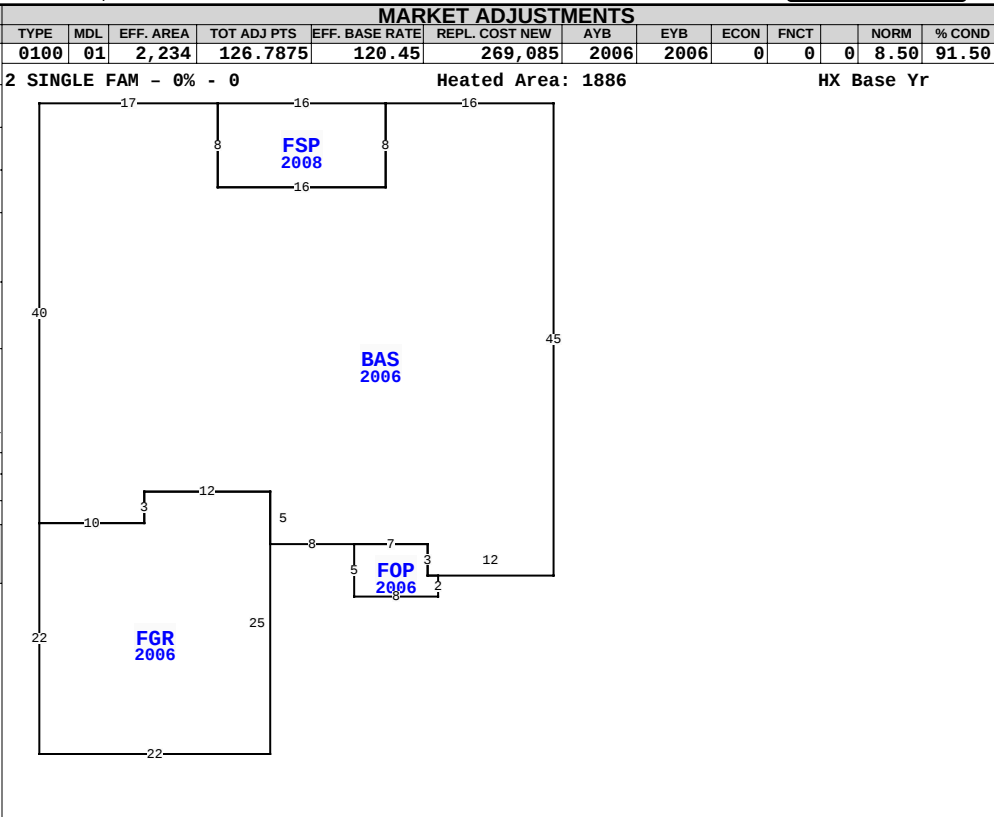
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100	1,886	207,860
FGR	520	55	286	31,521
FOP	37	30	11	1,212
FSP	128	40	51	5,621

TOTALS	2,571		2,234	246,213
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	768.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00



BLD DATE	03/14/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2006	2006	3	87	3,474	

TOTAL OB/XF									
3,474									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					246,213				
TOTAL MARKET OB/XF VALUE					3,474				
TOTAL LAND VALUE - MARKET					55,000				
TOTAL MARKET VALUE					304,687				
SOH/AGL Deduction					12,776				
ASSESSED VALUE					291,911				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					291,911				
TOTAL JUST VALUE					304,687				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					293,700				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611618	H/AC	0	06/01/2006
C17517	CO ISSUED	143,362	04/01/2006
B17517	NEW CONSTR	143,362	04/01/2006
E17187	ELEC OTHER	2,000	04/01/2006
P10982	OTHER	0	04/01/2006
R09148	REPAIR/RRF	3,500	04/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2463/0472	5/18/2021	SW	U	I	11	100			
GRANTOR: BAF 3 LLC									
GRANTEE: BAF ASSETS 3 LLC									
2424/1750	1/08/2021	WD	Q	I	01	254,900			
GRANTOR: SEAGRAVE KAREN L									
GRANTEE: BAF 3 LLC									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W16 FSP=[YR=2008] W16 S8 E16 N8\$ S8 W16 N8 W17 S40 FGR=[YR=2006] S22 E22 N25 W12 S3 W10 \$ E10 N3 E12 S5 E8 FOP=[YR=2006] S5 E8 N2 W1 N3 W7\$ E7 S3 E12 N45\$.									