



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

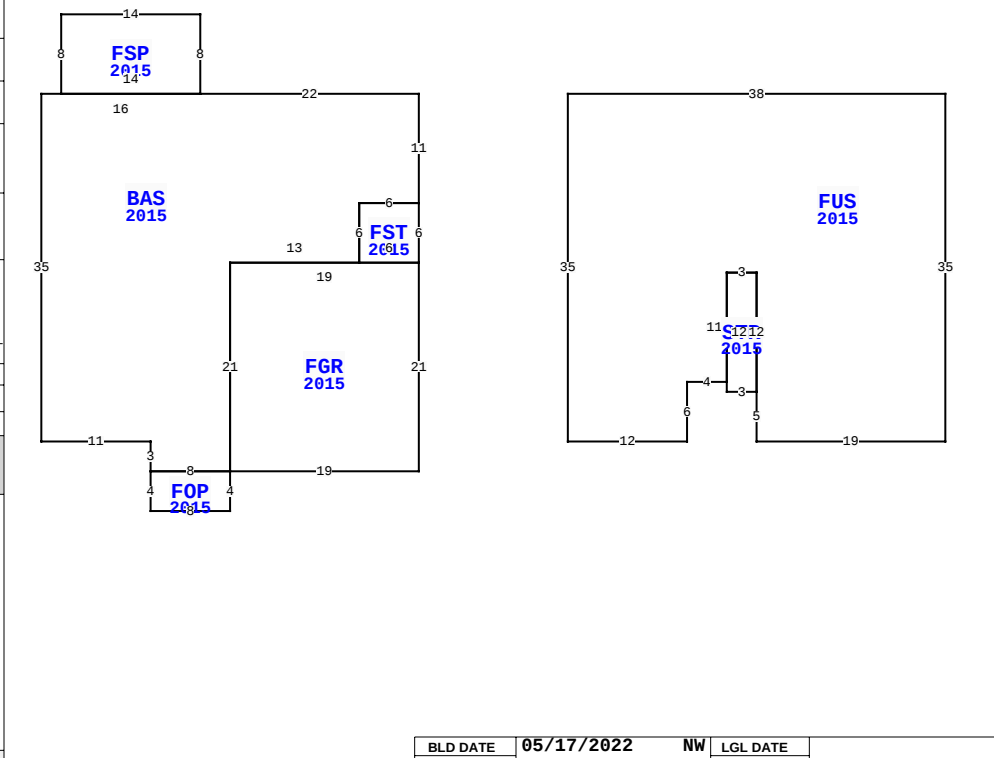
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100	976	107,993
FGR	399	55	219	24,232
FOP	32	30	10	1,106
FSP	112	40	45	4,979
FST	36	55	20	2,213
FUS	1,255	100	1,255	138,863
STR	36	10	4	442
TOTALS	2,846		2,529	279,829

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0		580.00	5.20	100	2015
2	0810	CONCRETE A	0	100	0	0		30.00	6.50	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,529	120.8880	114.84	290,430	2015	2015	0	0	3.65	96.35
1 SINGLE FAM - 100% - 2022						Heated Area: 2231			HX Base Yr 2022		



BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
3,050											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	279,829		
TOTAL MARKET OB/XF VALUE	3,050		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	332,879		
SOH/AGL Deduction	51,741		
ASSESSED VALUE	281,138		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	231,138		
TOTAL JUST VALUE	332,879		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	308,694		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530776	C0 ISSUED	0	12/18/2015
B1530776	NEW CONSTR	275,618	07/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2375/1830	7/14/2020	WD	Q	I	01
GRANTOR: MCKNIGHT ANDREW J & E					
GRANTEE: MITCHELL LOREAL T					
2047/1046	5/16/2016	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: MCKNIGHT ANDREW J &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W22 FSP=[YR=2015] N8 W14 S8 E14\$ W16 S35 E11 S3 FOP=[YR=2015] S4 E8 N4 W8\$ E8 FGR=[YR=2015] E19 N21 FST=[YR=2015] N6 W6 S6 E6\$ W19 S21\$ N21 E13 N6 E6 N11\$ PTR=E15 FUS=[YR=2015] E38 S35 W19 N5 STR=[YR=2015] W3 N12 E3 S12\$ N12 W3 S11 W4 S6 W12 N35\$ W15\$.											