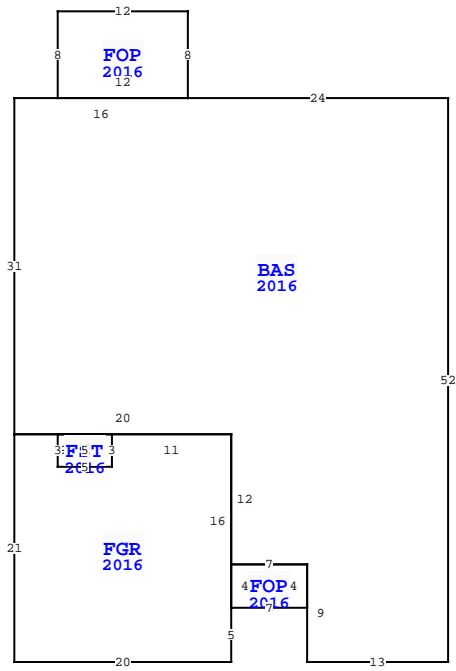


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	11 CLAY TILE 60			
Interior Floor	14 CARPET 40			
Air Condition	03 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	4071.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,597	100	1,597	191,589
FGR	420	55	231	27,713
FOP	28	30	8	960
FOP	96	30	29	3,479
FST	15	55	8	960
TOTALS	2,156		1,873	224,701

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,873	130.3939	123.87	232,009	2016	2016	0	0	3.15	96.85
1 SINGLE FAM - 100% - 2023 Heated Area: 1597 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			224,701
TOTAL MARKET OB/XF VALUE			1,748
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			276,449
SOH/AGL Deduction			11,736
ASSESSED VALUE			264,713
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			214,713
TOTAL JUST VALUE			276,449
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631781	CO ISSUED	0	07/06/2016
B1631781	NEW CONSTR	203,386	02/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/1200	6/03/2022	WD Q	Q	I	01	335,000
GRANTOR: STAFFORD EVELYN RIOS						
GRANTEE: HART RAYMOND JOHN &						
2104/0542	2/28/2017	WD Q	Q	I	01	193,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RIOS EVELYN AMANDA						

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	12	3	SF	6.50	6.50	100	2016	2016	3	96	225	
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2016	2016	3	96	1,523	
TOTAL OB/XF 1,748																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] W24 FOP=[YR=2016] N8 W12 S8 E12\$ W16 S31 FGR=[YR=2016] S21 E20 N5 FOP2 016= E7 N4 W7 S4\$ N16 W11 FST=[YR=2016] S3 W5 N3 E5\$ W9\$ E20 S12 E7 S9 E13 N52\$.

LAND DESCRIPTION		TOTAL OB/XF 1,748																						
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	50,000.00	50,000.00	50,000							