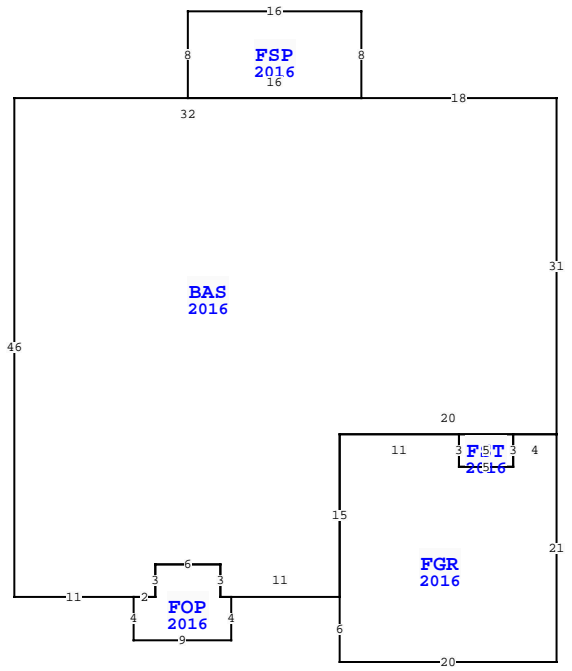




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
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	SUBAREA MARKET VALUE
BAS	1,982	100	225,050
FGR	405	55	25,321
FOP	54	30	1,817
FSP	128	40	5,791
FST	15	55	908
TOTALS	2,584		258,887

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,280	123.4065	117.24	267,307	2016	2016	0	0	3.15	96.85	
1 SINGLE FAM - 100% - 2017 Heated Area: 1982 HX Base Yr 2017												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		258,887	
TOTAL MARKET OB/XF VALUE		4,262	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		313,149	
SOH/AGL Deduction		115,792	
ASSESSED VALUE		197,357	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		147,357	
TOTAL JUST VALUE		313,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		290,757	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631752	CO ISSUED	0	06/22/2016
B1631752	NEW CONSTR	247,911	02/04/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2062/1217	7/27/2016	WD Q		I	01	207,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STEDING SAMUEL C &						
1666/0616	1/28/2010	WD U	V		30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

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	20	3		6.50	6.50	100	2016	2016	3	96	374	
2	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2016	2016	3	96	3,888	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W18 FSP=[YR=2016] N8 W16 S8 E16\$ W32 S46 E11	
FOP=[YR=2016] S4 E9 N4 W1 N3 W6 S3 W2\$ E2 N3 E6 S3 E11	
FGR=[YR=2016] S6 E20 N21 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3	
W5 N3 W11 S15\$ N15 E20 N31\$.	

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	DPHT 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								