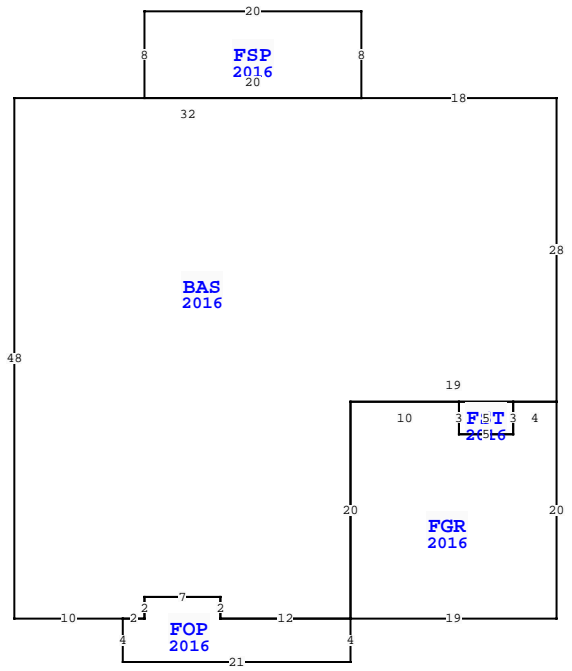


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4071.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,006	100	2,006
FGR	365	55	201
FOP	98	30	29
FSP	160	40	64
FST	15	55	8
TOTALS	2,644		2,308
			272,054

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2023									
Heated Area: 2006						HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		272,054	
TOTAL MARKET OB/XF VALUE		5,042	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		327,096	
SOH/AGL Deduction		0	
ASSESSED VALUE		327,096	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		327,096	
TOTAL JUST VALUE		327,096	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		303,572	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631919	NEW CONST	0	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0269	3/31/2022	WD Q	Q	I	01	368,000
GRANTOR: KELLY MATTHEW LEE & B						
GRANTEE: RODRIGUEZ JOSE F &						
2341/0248	2/20/2020	WD Q	Q	I	02	250,000
GRANTOR: BANAS JEFFREY C & DAE						
GRANTEE: KELLY MATTHEW LEE &						

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
1	0810	CONCRETE A	0	0	0	63.00	SF	6.50	6.50	100	2016	2016
2	0810	CONCRETE A	0	0	0	745.00	SF	6.50	6.50	100	2016	2016

TOTAL OB/XF												
5,042												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2016] W18 FSP=[YR=2016] N8 W20 S8 E20\$ W32 S48 E10												
FOP=[YR=2016] S4 E21 N4 FGR=[YR=2016] E19 N20 W4												
FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W10 S20\$ W12 N2 W7 S2												
W2\$ E2 N2 E7 S2 E12 N20 E19 N28\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00