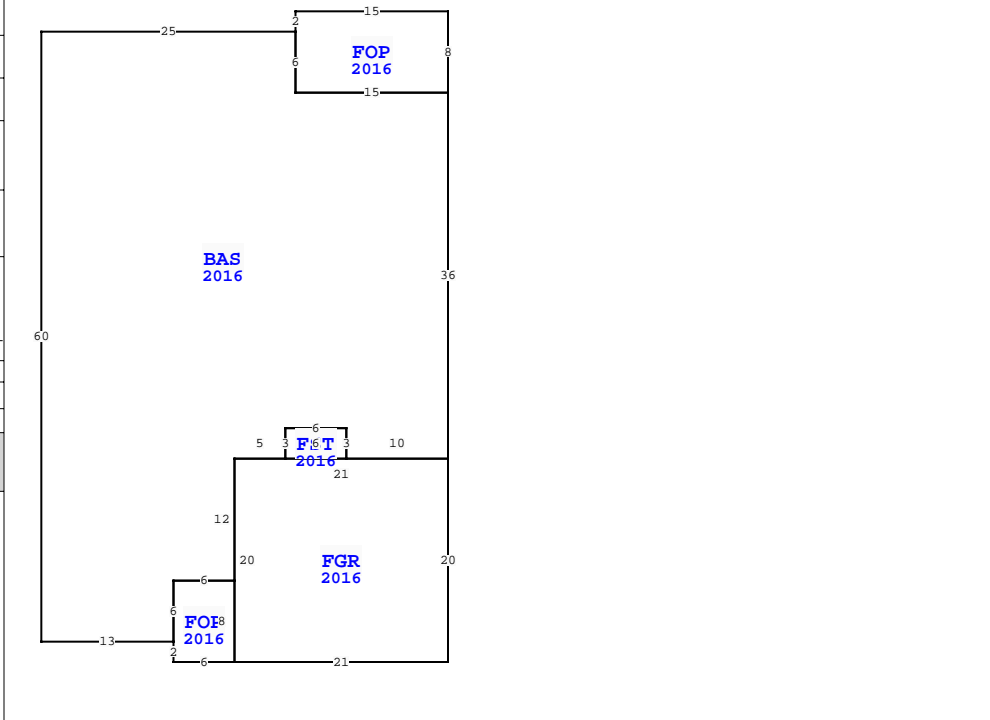


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,169	128.1399	121.73	264,032	2016	2016	0	0	0	3.15	96.85



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			255,715
TOTAL MARKET OB/XF VALUE			5,892
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			311,607
SOH/AGL Deduction			114,650
ASSESSED VALUE			196,957
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			146,957
TOTAL JUST VALUE			311,607
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,568

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	1,878	100	1,878	221,408
FGR	420	55	231	27,234
FOP	48	30	14	1,650
FOP	120	30	36	4,244
FST	18	55	10	1,179
TOTALS	2,484		2,169	255,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631968	NEW CONSTR	235,326	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/1950	8/12/2020	QC	U	I	11	100

GRANTOR: MCMANUS IAN S & KRIST  
GRANTEE: MCMANUS IAN

2084/0493	11/17/2016	WD	Q	I	01	210,600
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GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: MCMANUS IAN S & KRI

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	0	27.00	SF	6.50	6.50	100	2016	2016	3	96	168	
2	0811	CONCRETE B	0	100	0	504.00	SF	5.20	5.20	100	2016	2016	3	96	2,516	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	
4	0471	VINYL FNC	0	100	0	102.00	LF	32.00	32.00	100	2016	2016	3	90	2,938	

BUILDING NOTES	
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**BUILDING DIMENSIONS**  
FOP=[YR=2016] W15 S2 BAS=[YR=2016] W25 S60 E13  
FOP=[YR=2016] S2 E6 FGR=[YR=2016] E21 N20 W21 S20\$ N8 W6  
S6\$ N6 E6 N12 E5 FST=[YR=2016] E6 N3 W6 S3\$ N3 E6 S3 E10 N36  
W15 N6\$ S6 E15 N8\$.

LAND DESCRIPTION		TOTAL OB/XF															5,892							
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			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							