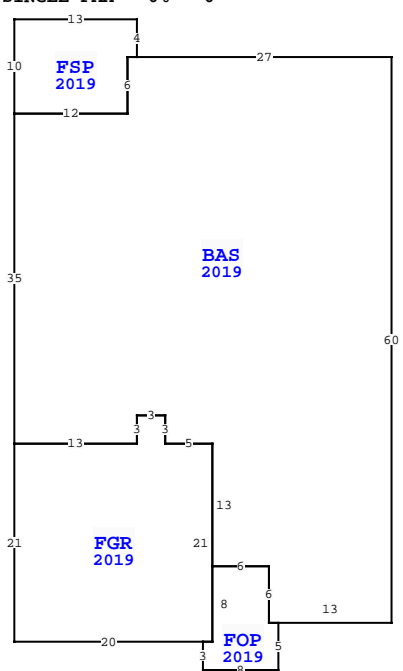


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4071.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,884	100	1,884
FGR	450	55	248
FOP	74	30	22
FSP	124	40	50
TOTALS	2,532		2,204
			269,153

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%	- 0	123.98	273,252	2019	2019	0	0	1.50	98.50
Heated Area: 1884						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			269,153
TOTAL MARKET OB/XF VALUE			4,402
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			323,555
SOH/AGL Deduction			21,512
ASSESSED VALUE			302,043
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			302,043
TOTAL JUST VALUE			323,555
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			300,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001370	CO ISSUED	0	05/02/2019
19000694	NEW CONSTR	0	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2281/0725	6/10/2019	WD Q	Q	I	01	257,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BERUMEN ASHLEY NICO						
2260/0230	3/06/2019	WD U	U	V	30	48,000
GRANTOR: SEMANIK EQUITY DEV &						
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	0	0	691.00	SF	6.50	6.50	100	2019	2019	3	98	4,402	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2019] W27 FSP=[YR=2019] N4 W13 S10 E12 N6 E1\$ W1 S6 W12 S35 FGR=[YR=2019] S21 E20 FOP=[YR=2019] S3 E8 N5 W1 N6 W6 S8 W1\$E1 N21 W5 N3 W3 S3 W13\$ E13 N3 E3 S3 E5 S13 E6 S6 E13 N60\$.	

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	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							