



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100	2,196	248,415
FGR	400	55	220	24,887
FOP	56	30	17	1,923
FOP	220	30	66	7,466
TOTALS	2,872		2,499	282,690

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
1	0811	CONCRETE B	0 100	0	0	654.00	SF	5.20	5.20	100	2021	2021	3

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	% COND
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,499	119.6736	113.69	284,111	2021	2021	0	0	0	0.50	99.50	
1 SINGLE FAM - 100% - 2022 Heated Area: 2196 HX Base Yr													
BLD DATE 05/17/2022 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE													

TOTAL OB/XF 3,367													
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1	0811	CONCRETE B	0 100	0	0	654.00	SF	5.20	5.20	100	2021	2021	3

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1	0811	CONCRETE B	0 100	0	0	654.00	SF	5.20	5.20	100	2021	2021	3

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		282,690	
TOTAL MARKET OB/XF VALUE		3,367	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		336,057	
SOH/AGL Deduction		15,137	
ASSESSED VALUE		320,920	
TOTAL EXEMPTION VALUE		13	320,920
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		336,057	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,573	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011957	NEW CONSTR	297,300	12/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2464/1323	5/25/2021	WD	Q	I	02	333,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SCOTT ALLAN R & HEA						
2422/1994	12/30/2020	WD	U	V	30	60,000
GRANTOR: SEMANIK EQUITY DEVELO						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2021] W14 FOP=[YR=2021] N10 W22 S10 E22\$ W36 S46 E12 FOP=[YR=2021] S4 E8 N4 W1 N4 W6 S4 W1\$ E1 N4 E6 S4 E11 FGR=[YR=2021] S16 E20 N20 W20 S4\$ N4 E20 N42\$.													