



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,650	100	1,650	183,249
FGR	460	55	253	28,098
FOP	55	30	16	1,777
FOP	140	30	42	4,665
FUS	1,125	100	1,125	124,943
STR	39	10	4	444
TOTALS	3,469		3,090	343,175

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	593.00	SF	6.50	

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,090	116.9090	111.06	343,175	2022	2022	0	0
1 SINGLE FAM - 0% - 2024 Heated Area: 2775 HX Base Yr									

TOTAL OB/XF 3,855									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	593.00	SF	6.50	

TOTAL OB/XF 3,855									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	593.00	SF	6.50	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					343,175				
TOTAL MARKET OB/XF VALUE					3,855				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					397,030				
SOH/AGL Deduction					0				
ASSESSED VALUE					397,030				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					397,030				
TOTAL JUST VALUE					397,030				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					365,698				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015221	CO ISSUED	0	10/12/2022
22001165	NEW CONSTR	448,487	01/20/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2629/0253	4/03/2023	WD	Q	I	01	435,000			
GRANTOR:SEDA CONSTRUCTION COM									
GRANTEE:POHLMEIER ERIK T AS									
2553/0198	4/06/2022	WD	U	V	30	75,000			
GRANTOR:SEMANIK EQUITY DEVELO									
GRANTEE:SEDA CONSTRUCTION C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W4 FOP=[YR=2022] N10 W14 S10 E14\$ W36 S30 FGR=[YR=2022] S23 E19 FOP=[YR=2022] S4 E8 N3 W1 N5 W6 S4 W1\$ E1 N23 W20\$ E20 S19 E6 S5 E14 N54\$ PTR=E10 FUS=[YR=2022] S22 E20 S8 E7 N4 E13 N34 W22 S8 STR=[YR=2022] W13 S3 E13 N3\$ S3 W13 N3 W5\$ W10\$.									