



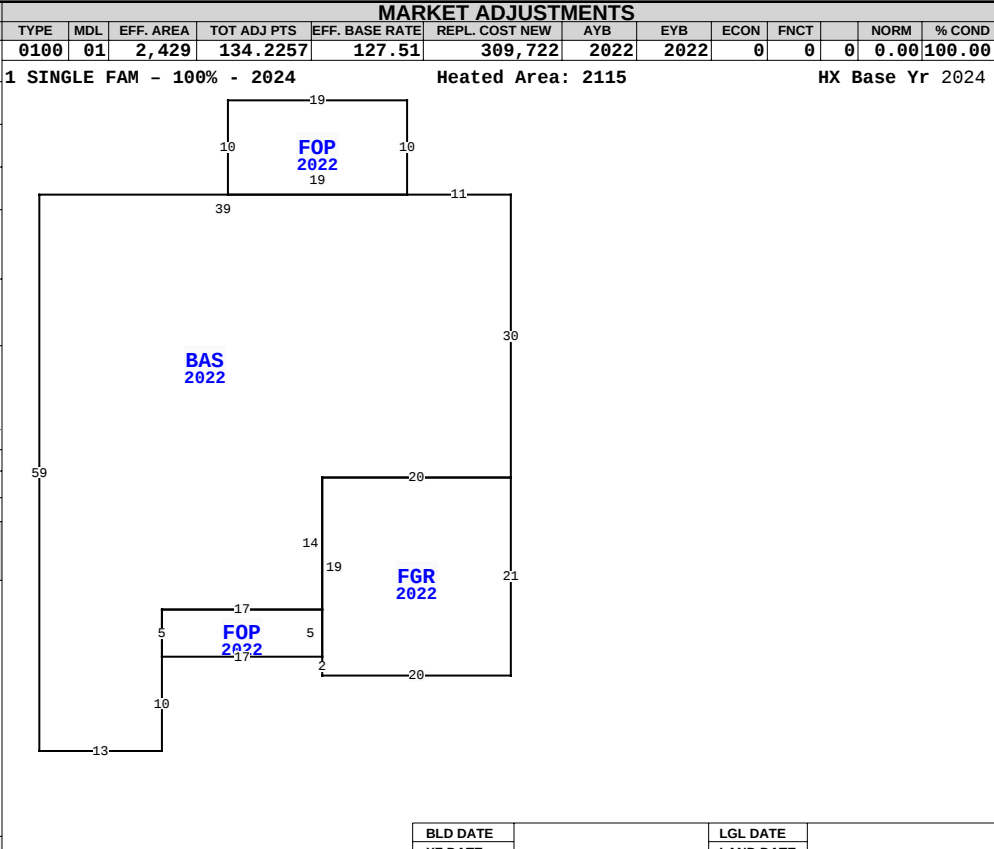
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,115	100	2,115	269,684
FGR	420	55	231	29,455
FOP	85	30	26	3,315
FOP	190	30	57	7,268
TOTALS	2,810		2,429	309,722

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	661.00	SF	6.50	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	100		PUD	0.00	0.00	1.00



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
4,297									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	309,722								
TOTAL MARKET OB/XF VALUE	4,297								
TOTAL LAND VALUE - MARKET	50,000								
TOTAL MARKET VALUE	364,019								
SOH/AGL Deduction	0								
ASSESSED VALUE	364,019								
TOTAL EXEMPTION VALUE	HX HB AM 88,715								
BASE TAXABLE VALUE	275,304								
TOTAL JUST VALUE	364,019								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	335,745								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000338	CO ISSUED	0	01/10/2023
22007734	NEW CONSTR	341,419	05/18/2022

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2645/1137	6/02/2023	WD	Q	I	02	419,900			
GRANTOR:SEDA CONSTRUCTION COM									
GRANTEE:COLEMAN DAVID R & S									
2554/0940	4/11/2022	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] W11 FOP=[YR=2022] N10 W19 S10 E19\$ W39 S59 E13 N10 FOP=[YR=2022] E17 FGR=[YR=2022] S2 E20 N21 W20 S19\$ N5 W17S5 \$N5 E17 N14 E20 N30\$.									