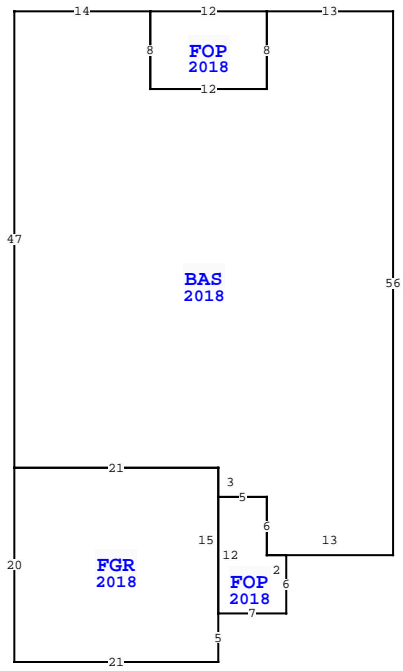




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LVT/LAMNT	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4074.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,869	100	1,869
FGR	420	55	231
FOP	72	30	22
FOP	96	30	29
TOTALS	2,457		2,151
			231,961

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2020								
				Heated Area: 1869							
					HX Base Yr 2020						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			231,961
TOTAL MARKET OB/XF VALUE			9,816
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			316,777
SOH/AGL Deduction			137,387
ASSESSED VALUE			179,390
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			124,390
TOTAL JUST VALUE			316,777
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1906578	CARPORT	14,622	08/01/2019
C1802432	CO ISSUED	0	06/13/2018
B1802432	NEW CONSTR	246,893	03/08/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2270/1721	4/19/2019	SW	Q	I	01	244,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: HALEY HANS D JR & S						
2178/0001	2/01/2018	WD	Q	V	05	645,000
GRANTOR: D E C K LLC						
GRANTEE: ADAMS HOMES OF NORT						

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	100	13	3			6.50	100	2018	2018	3	97	246	
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2018	2018	3	97	3,349	
3	0810	CONCRETE A	0	100	30	15			6.50	100	2019	2019	3	98	2,867	
4	0351	CARPORT MT	0	100	30	20	SF	6.50	6.50	100	2019	2019	3	86	3,354	
TOTAL OB/XF															9,816	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/10/2024	MLU

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2018] W13 FOP=[YR=2018] W12 S8 E12 N8\$ S8 W12 N8 W14 S47 FGR=[YR=2018] S20 E21 N5 FOP=[YR=2018] E7 N6 W2 N6 W5 S12\$ N15 W21\$ E21 S3 E5 S6 E13 N56\$.</p>	

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							