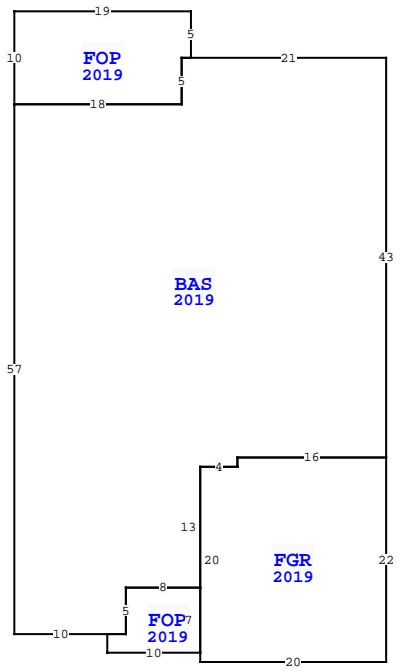


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,974	100	2019
FGR	436	55	2019
FOP	60	30	2019
FOP	185	30	2019
TOTALS	2,655		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,288	132.7606	175.24	400,949	2019	2019	0	0	2.00	98.00
1 SNGL FAM - 100% - 2020											
					Heated Area: 1974						
					HX Base Yr 2020						



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			392,930
TOTAL MARKET OB/XF VALUE			6,600
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			564,530
SOH/AGL Deduction			227,846
ASSESSED VALUE			336,684
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			285,962
TOTAL JUST VALUE			564,530
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			530,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183678	NEW CONSTR	265,109	10/25/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2273/1322	5/07/2019	WD Q	Q	I	01	344,400
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: BAILEY MICHAEL W &						
2207/1352	6/28/2018	SW Q	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: NEW ATLANTIC BUILDERS						

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	0855	CONC PAVR	0	100	0	972.00	SF	7.00	7.00	100	2019	2019	3	97	6,600	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2019] W21 FOP=[YR=2019] N5 W19 S10 E18 N5 E1\$W1 S5 W18 S57 E10 FOP=[YR=2019] S2 E10 FGR=[YR=2019] S1 E20 N22 W16 S1 W4 S20\$ N7W8 S5 W2\$E2 N5 E8 N13 E4 N1 E16 N43\$.			

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	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	RES	100		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							