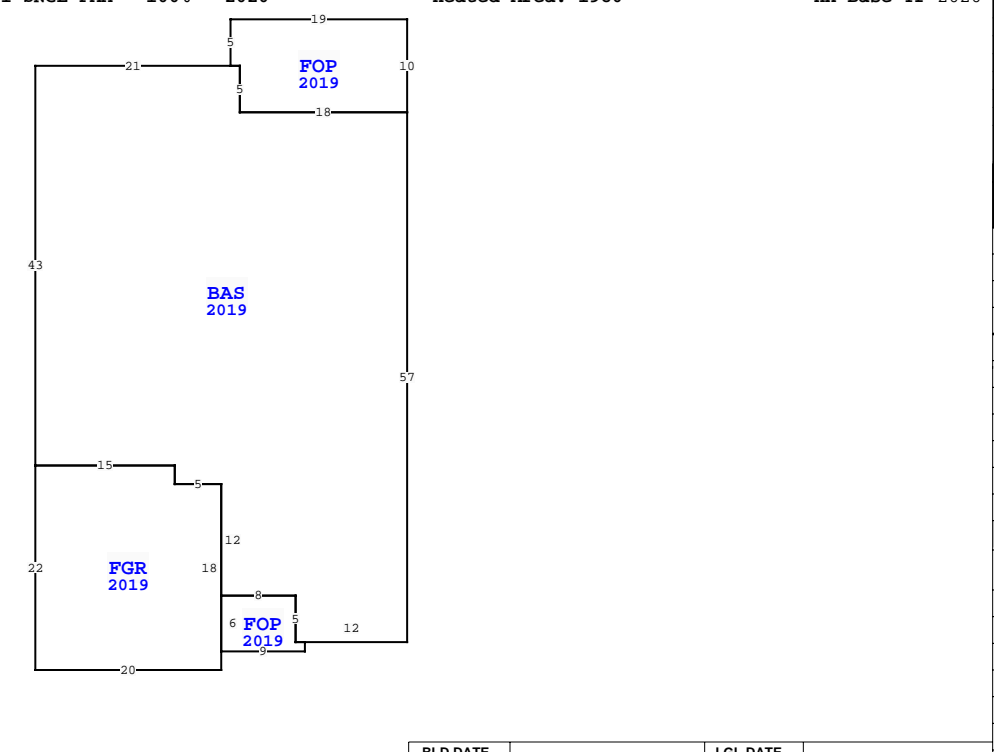


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 90
Roof Cover	12 MODULAR MT 10
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,287	132.8733	175.39	401,117	2019	2019	0	0	2.00	98.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		393,095
TOTAL MARKET OB/XF VALUE		3,164
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		561,259
SOH/AGL Deduction		226,698
ASSESSED VALUE		334,561
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,839
TOTAL JUST VALUE		561,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,346



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2019	1,980	340,327
FGR	430	55	2019	236	40,564
FOP	49	30	2019	15	2,578
FOP	185	30	2019	56	9,626
TOTALS	2,644			2,287	393,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183983	NEW CONSTR	265,109	11/25/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2293/0445	7/16/2019	WD Q	Q	I	01	360,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: YOUNG BRIAN F & CHE						
2227/0989	9/26/2018	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 PAVER	0	100	0	433.00	SF	7.00	7.00	100	2019	2019	3	97	2,940	
2	0855	CONC PAVER	0	100	0	33.00	SF	7.00	7.00	100	2019	2019	3	97	224	

BUILDING NOTES			
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BUILDING DIMENSIONS			
FOP=[YR=2019] W19 S5 BAS=[YR=2019] W21 S43 FGR=[YR=2019] S22 E20 N2 FOP=[YR=2019] E9 N1 W1 N5 W8 S6\$ N18 W5 N2 W15\$ E15 S2 E5 S12 E8 S5 E12 N57 W18 N5 W1\$ E1 S5 E18 N10\$.			

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