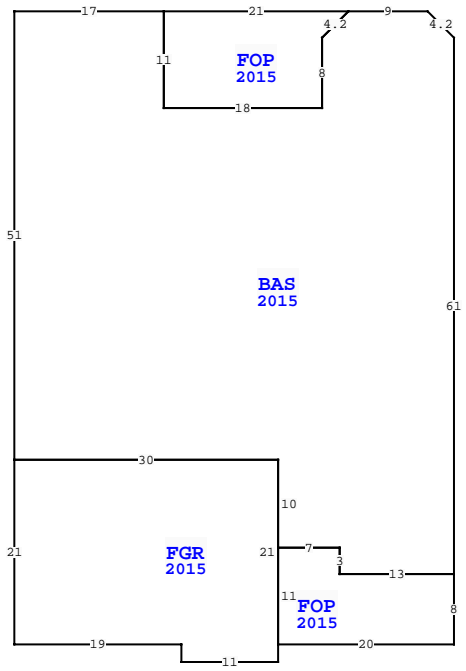


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2122.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,582	100	2015
FGR	652	55	2015
FOP	181	30	2015
FOP	203	30	2015
TOTALS	3,618		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,056	114.7608	181.32	554,114	2015	2015	0	0	4.00	96.00
1 SFR CUST - 100% - 2020 Heated Area: 2582 HX Base Yr 2020											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		531,949	
TOTAL MARKET OB/XF VALUE		47,919	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		879,868	
SOH/AGL Deduction		346,223	
ASSESSED VALUE		533,645	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		482,923	
TOTAL JUST VALUE		879,868	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		856,776	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001100	SWIM POOL	37,000	02/13/2017
B1530389	CO ISSUED	0	11/19/2015
B1530389	NEW CONSTR	329,311	05/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2206/1306	6/27/2018	WD Q	Q	I	02	532,500
GRANTOR: AMBROSE ROBERT & ANNA						
GRANTEE: VIKAN TODD T & RAMO						
2082/1499	11/03/2016	WD Q	Q	I	01	448,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: AMBROSE ROBERT & AN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2015
2	0855	CONC PAVER	0	100	0	840.00	SF	7.00	7.00	100	2015
3	0855	CONC PAVER	0	100	0	33.00	SF	7.00	7.00	100	2015
4	0861	POOL GUNIT	0	100	0	417.00	SF	85.00	85.00	100	2017
5	0855	CONC PAVER	0	100	0	881.00	SF	7.00	7.00	100	2017
6	0476	VF 6 SBPL	0	100	0	186.00	LF	32.00	32.00	100	2016
7	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2016

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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BAS=[YR=2015] U3 L3 W9 FOP=[YR=2015] W21 S11 E18 N8 U3 R3 \$ D3 L3 S8 W18 N11 W17 S51 FGR=[YR=2015] S21 E19 S2 E11 N2 FOP=[YR=2015] E20 N8 W13 N3 W7 S11\$ N21 W30\$ E30 S10 E7 S3 E13 N61\$.											

BUILDING DIMENSIONS											
BAS=[YR=2015] U3 L3 W9 FOP=[YR=2015] W21 S11 E18 N8 U3 R3 \$ D3 L3 S8 W18 N11 W17 S51 FGR=[YR=2015] S21 E19 S2 E11 N2 FOP=[YR=2015] E20 N8 W13 N3 W7 S11\$ N21 W30\$ E30 S10 E7 S3 E13 N61\$.											

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	% 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		PUD	0.00	0.00	1.00	LT	1.00	1.00	1.00	300,000.00	300,000.00	300,000							