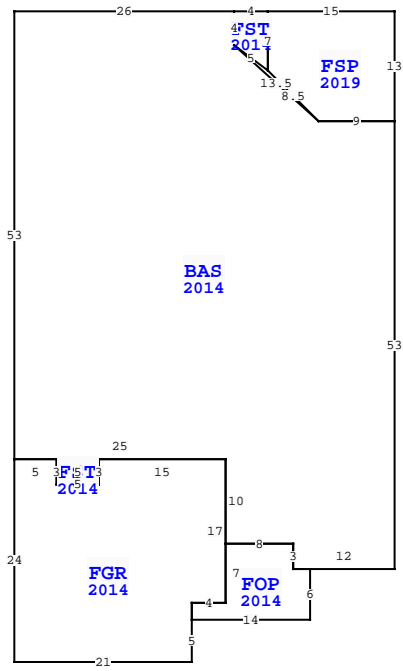


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1079.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,419	100	2014
FGR	557	55	2014
FOP	92	30	2014
FSP	177	40	2019
FST	15	55	2014
FST	22	55	2014
TOTALS	3,282		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,844	113.6640	197.55	561,832	2014	2014	0	0	5.00	95.00
1 SFR CUST - 100% - 2018 Heated Area: 2419 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			533,740
TOTAL MARKET OB/XF VALUE			7,903
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			691,643
SOH/AGL Deduction			268,199
ASSESSED VALUE			423,444
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			372,722
TOTAL JUST VALUE			691,643
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			667,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132830	NEW CONSTR	275,063	12/17/2013
20132832	ROOF	3,000	12/17/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1963/1669	2/11/2015	WD Q	Q	I	01	350,000
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: PITTS JOHN L IV & P						
1480/0598	2/22/2007	WD U	V	19		1,299,500
GRANTOR: SEASIDE PPR INC						
GRANTEE: SEDA CONSTRUCTION C						

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	2014
2	0855	CONC PAVER	0	100	0	720.00	SF	7.00	7.00	100	2014
3	0855	CONC PAVER	0	100	0	68.00	SF	7.00	7.00	100	2014
4	0855	CONC PAVER	0	100	0	120.00	SF	7.00	7.00	100	2016

TOTAL OB/XF												7,903			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							03/13/2024	MLU		

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2019] W15 FST=[YR=2014] W4 BAS=[YR=2014] W26 S53 FGR=[YR=2014] S24 E21 N5 FOP=[YR=2014] E14 N6 W2 N3 W8 S7 W4 S2\$ N2 E4 N17 W15 FST=[YR=2014] W5 S3 E5 N3\$ S3 W5 N3 W5\$ E25 S10 E8 S3 E12 N53 W9 U9 L10 N4\$ S4 D3 R4 N7\$ S7 D6 R6 E9 N13\$.											

LAND DESCRIPTION												TOTAL OB/XF												7,903			
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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	150,000.00	150,000.00	150,000											