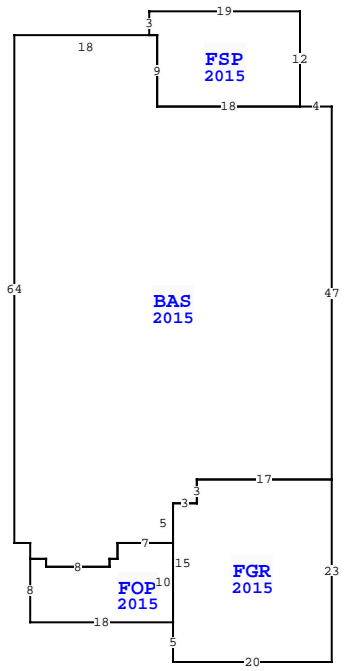


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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	2,241	100	2015
FGR	451	55	2015
FOP	150	30	2015
FSP	219	40	2015
TOTALS	3,061		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2017								
					Heated Area: 2241						
						HX Base Yr 2017					



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			487,981
TOTAL MARKET OB/XF VALUE			5,949
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			643,930
SOH/AGL Deduction			283,969
ASSESSED VALUE			359,961
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			304,239
TOTAL JUST VALUE			643,930
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			621,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142111	CO ISSUED	0	09/02/2015
20142111	NEW CONSTR	250,225	09/30/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2026/1718	1/29/2016	WD Q	Q	I	02	355,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LAWING PATRICIA B &						
1480/0598	2/22/2007	WD U	V	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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	553.00	SF	7.00	7.00	100	2015	2015	3	95	3,677	
2	0855	CONC PAVER	0	100	0	53.00	SF	7.00	7.00	100	2015	2015	3	95	352	
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
TOTALS															5,949	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							