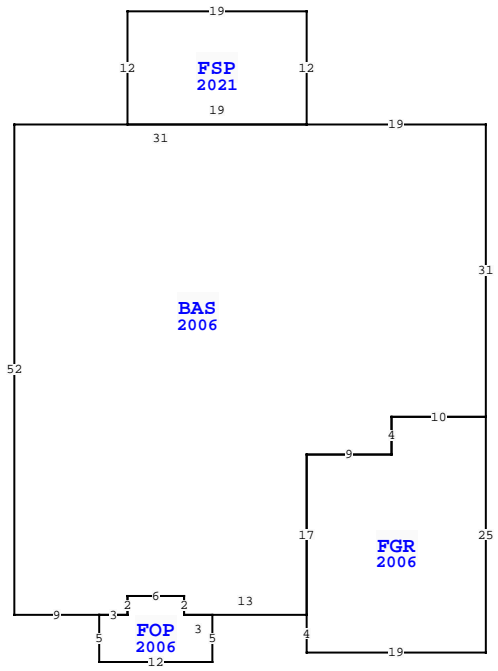


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,225	100	2006
FGR	439	55	2006
FOP	72	30	2006
FSP	228	40	2021
TOTALS	2,964		

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%	- 2020								
Heated Area: 2225						HX Base Yr 2020					



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			434,245
TOTAL MARKET OB/XF VALUE			16,260
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			600,505
SOH/AGL Deduction			207,630
ASSESSED VALUE			392,875
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			342,153
TOTAL JUST VALUE			600,505
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			581,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200533	ADDITION	0	09/03/2020
20070789	XFOB	6,000	05/07/2007
20062586	XFOB	600	11/20/2006
20061649	OTHER	2,050	07/12/2006
20060920	ELEC OTHER	4,850	04/28/2006
20060744	H/AC	4,260	04/13/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/0090	12/12/2019	WD	Q	I	01	485,000
GRANTOR: SWENSON KIRK M & VIRG						
GRANTEE: GAGLIARDI & JAMES R						
1444/1872	9/18/2006	WD	Q	I		399,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SWENSON KIRK M & VI						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0855	CONC PAVER	0	100	0	469.00	SF	10.00	10.00	100	2006	2006	3	86	4,033	
3	0855	CONC PAVER	0	100	22	88.00	SF	10.00	10.00	100	2006	2006	3	86	757	
4	0462	ST/AL FNC	0	100	0	1,420.00	SF	10.00	10.00	100	2006	2006	3	40	5,680	
5	0855	CONC PAVER	0	100	0	322.00	SF	10.00	10.00	100	2007	2007	3	87	2,801	
6	0855	CONC PAVER	0	100	0	139.00	SF	10.00	10.00	100	2007	2007	3	87	1,209	
TOTALS															16,260	

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							