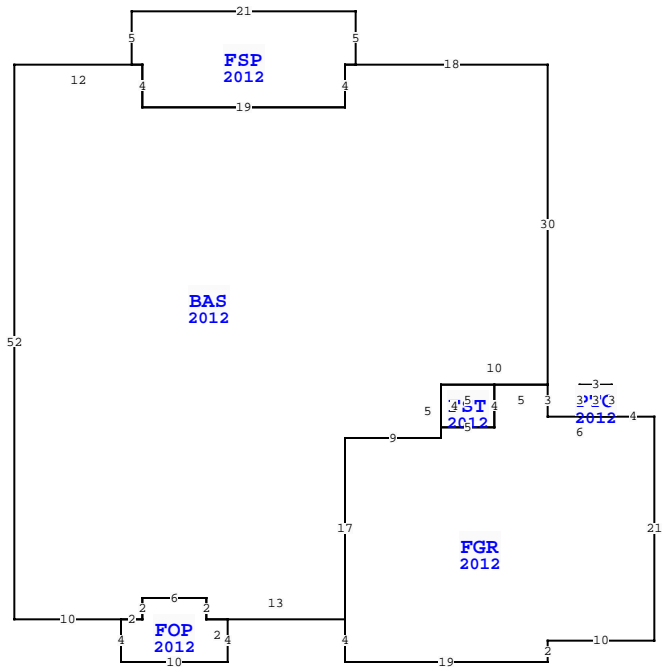


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	16	WD FR STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	60		
Interior Floor	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2012	2,139	391,837
FGR	639	55	2012	351	64,299
FOP	52	30	2012	16	2,931
FSP	181	40	2012	72	13,189
FST	20	55	2012	11	2,015
PTO	9	5	2012	0	0
TOTALS	3,040			2,589	474,271

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,589	112.1280	194.88	504,544	2012	2012	0	0	6.00	94.00
1 SFR CUST - 100% - 2013 Heated Area: 2139 HX Base Yr 2013											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			474,271
TOTAL MARKET OB/XF VALUE			9,810
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			634,081
SOH/AGL Deduction			310,823
ASSESSED VALUE			323,258
TOTAL EXEMPTION VALUE	WX HX HB SX		105,722
BASE TAXABLE VALUE			217,536
TOTAL JUST VALUE			634,081
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			612,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122520	SCRENC	1,000	12/14/2012
20121468	NEW CONSTR	2,500	07/23/2012
20121419	NEW CONSTR	2,100	07/18/2012
20121407	H/AC	4,600	07/16/2012
20121199	ROOF	3,000	06/20/2012
20121185	HOUSE	221,557	06/19/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2010/1561	10/23/2015	WD	U	I	11	100
GRANTOR: MEWSHAW JOHN F & DEBO						
GRANTEE: MEWSHAW JOHN F & DE						
1833/1977	12/28/2012	WD	Q	I	01	344,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MEWSHAW JOHN F & DE						

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	2012	2012	3	94	1,880	
2	0855	CONC PAVER	0	100	0	792.00	SF	10.00	10.00	100	2012	2012	3	92	7,286	
3	0855	CONC PAVER	0	100	0	70.00	SF	10.00	10.00	100	2012	2012	3	92	644	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/13/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2012] W18 FSP=[YR=2012] N5 W21 S5 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W12 S52 E10 FOP=[YR=2012] S4 E10 N4 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E13 FGR=[YR=2012] S4 E19 N2 E10 N21 W4 PTO=[YR=2012] N3 W3 S3 E3\$ W6 N3 W5 FST=[YR=2012] W5 S4 E5 N4\$ S4 W5 S1 W9 S17\$ N17 E9 N5 E10 N30\$.	

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							