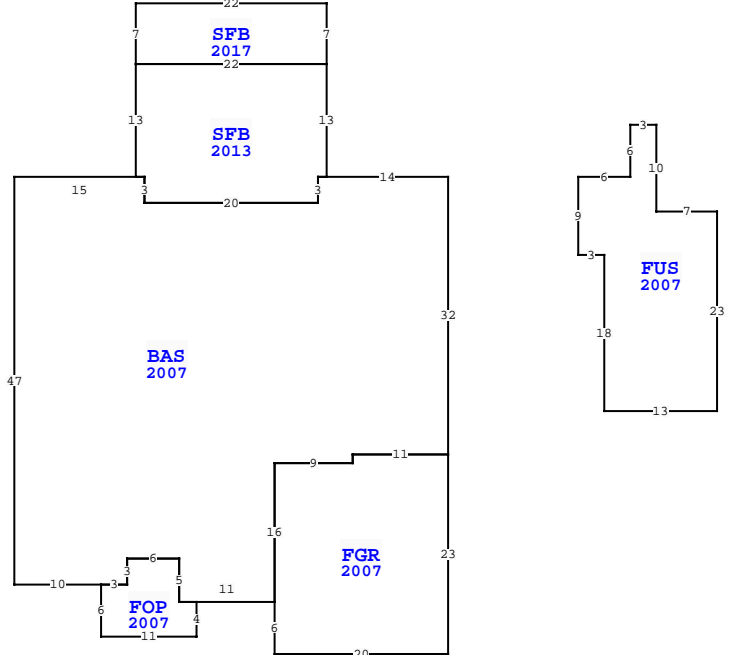


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,043	102.9480	178.92	544,454	2007	2007	0	0	0	8.50	91.50
1 SFR CUST - 100% - 2022 Heated Area: 2771 HX Base Yr 2022												



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	2,003	100	2007	2,003	327,915
FGR	451	55	2007	248	40,600
FOP	80	30	2007	24	3,929
FUS	368	100	2007	368	60,246
SFB	346	80	2013	277	45,348
SFB	154	80	2017	123	20,136
TOTALS	3,402			3,043	498,175

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			498,175
TOTAL MARKET OB/XF VALUE			7,664
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			655,839
SOH/AGL Deduction			42,275
ASSESSED VALUE			613,564
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			562,842
TOTAL JUST VALUE			655,839
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			633,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130110	ENCLOSURE	37,485	01/15/2013
20070793	OTHER	1,640	05/07/2007
20070072	H/AC	6,000	01/17/2007
20062709	ELEC OTHER	2,000	12/08/2006
20062505	NEW CONSTR	250,000	11/09/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/1918	8/16/2021	WD Q	Q	I	01	535,000
GRANTOR: TRAN HUONG T & PHUC V						
GRANTEE: FERUS KARL D III &						
1505/0022	6/11/2007	WD Q	Q	I		398,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TRAN HUONG T & PHUC						

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	2007	2007	3	90	1,800	
2	0855	CONC PAVER	0	100	0	590.00	SF	10.00	10.00	100	2007	2007	3	87	5,133	
3	0855	CONC PAVER	0	100	21	84.00	SF	10.00	10.00	100	2007	2007	3	87	731	

BLD DATE		07/05/2007	KK		LGL DATE		
XF DATE					LAND DATE		03/13/2024
INC DATE					AG DATE		MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2007] W14 SFB=[YR=2013] N13 SFB=[YR=2017] N7 W22 S7 E22\$ W22 S13 E1 S3 E20 N3 E1\$ W1 S3 W20 N3 W15 S47 E10 FOP=[YR=2007] S6 E11 N4 W2 N5 W6 S3 W3\$ E3 N3 E6 S5 E11 FGR=[YR=2007] S6 E20 N23 W11 S1 W9 S16\$ N16 E9 N1 E11 N32\$ PTR=E15 FUS=[YR=2007] E6 N6 E3 S10 E7 S23 W13 N18 W3 N9\$ W15\$.	

LAND DESCRIPTION																								
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	000134	C	RES POND	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							