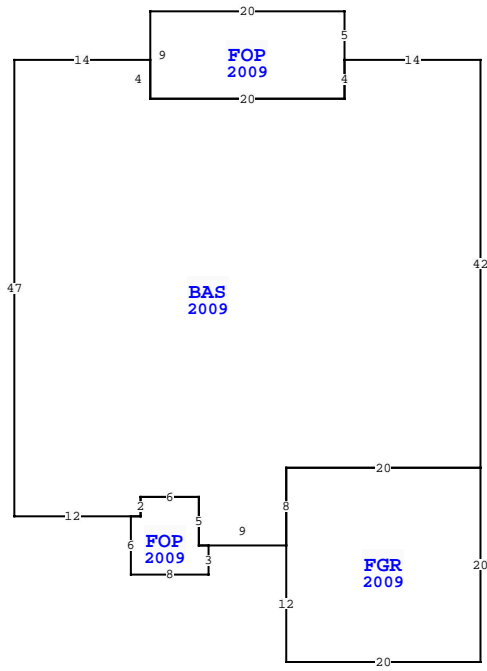


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	70		
Interior Floor	14	CARPET	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
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	2,091	100	2009	2,091	382,483
FGR	400	55	2009	220	40,242
FOP	57	30	2009	17	3,110
FOP	180	30	2009	54	9,878
TOTALS	2,728			2,382	435,712

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%	- 2023									
Heated Area: 2091					HX Base Yr 2023							



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		435,712	
TOTAL MARKET OB/XF VALUE		9,463	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		595,175	
SOH/AGL Deduction		15,142	
ASSESSED VALUE		580,033	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		529,311	
TOTAL JUST VALUE		595,175	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		575,663	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141054	ALUMFNC	0	05/21/2014
20090908	H/AC	5,970	07/10/2009
20081433	OTHER	1,480	09/12/2008
20081361	OTHER	6,375	09/04/2008
20081292	ELEC OTHER	2,000	08/14/2008
20081097	NEW CONSTR	250,000	07/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2499/1199	9/24/2021	WD Q	I	02	575,000	
GRANTOR: SHAPIRO DAVID A & JUL						
GRANTEE: BELMONTE FAMILY TRU						
1716/0924	12/27/2010	WD Q	I	01	295,500	
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SHAPIRO DAVID A & J						

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	400.00	SF	10.00	10.00	100	2009	2009	3	89	3,560	
2	0855	CONC PAVER	0	100	27	108.00	SF	10.00	10.00	100	2009	2009	3	89	961	
3	0462	ST/AL FNC	0	100	0	696.00	SF	10.00	10.00	100	2014	2014	3	71	4,942	
TOTALS													9,463			

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

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2009] W14 FOP=[YR=2009] N5 W20 S9 E20 N4\$ S4 W20 N4 W14 S47 E12 FOP=[YR=2009] S6 E8 N3 W1 N5 W6 S2 W1\$ E1 N2 E6 S5 E9 FGR=[YR=2009] S12 E20 N20 W20 S8\$ N8 E20 N42\$.												

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								