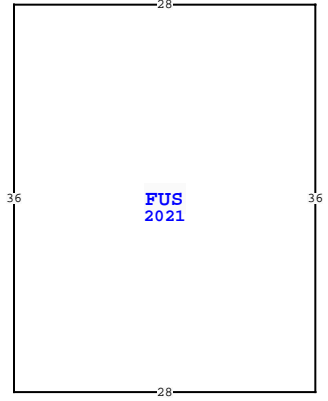
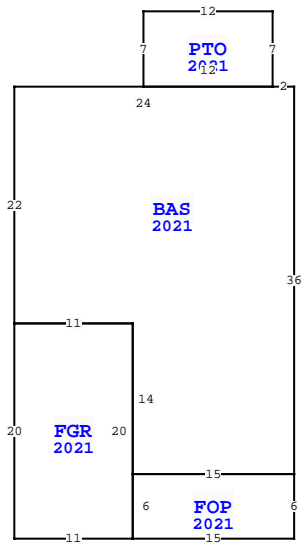


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1022.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	782	100
FGR	220	55
FOP	90	30
FUS	1,008	100
PTO	84	5
TOTALS	2,184	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,942	125.5478	165.72	321,828	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 0% - 0 Heated Area: 1790 HX Base Yr											



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		318,610
TOTAL MARKET OB/XF VALUE		6,425
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		475,035
SOH/AGL Deduction		57,518
ASSESSED VALUE		417,517
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		417,517
TOTAL JUST VALUE		475,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210562	CO ISSUED	0	07/15/2021
20200562	NEW CONSTR	0	11/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2481/0746	7/15/2021	WD Q	Q	I	02	312,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GRIFFIN STEVEN K &						
2250/1127	1/15/2019	WD Q	V	01		70,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDERS						

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0855	CONC PAVER	0	0	0	299.00	SF	10.00	10.00	100	2021	2021	3	99	2,960	
TOTALS																

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2021] W2 PTO=[YR=2021] N7 W12 S7 E12 \$ W24 S22		
FGR=[YR=2021] S20 E11 FOP=[YR=2021] E15 N6 W15 S6 \$ N20 W11		
\$ E11 S14 E15 N36 \$ PTR= E30 FUS=[YR=2021] E28 S36 W28 N36 \$ W30 \$.		

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	000100	C	RES	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							