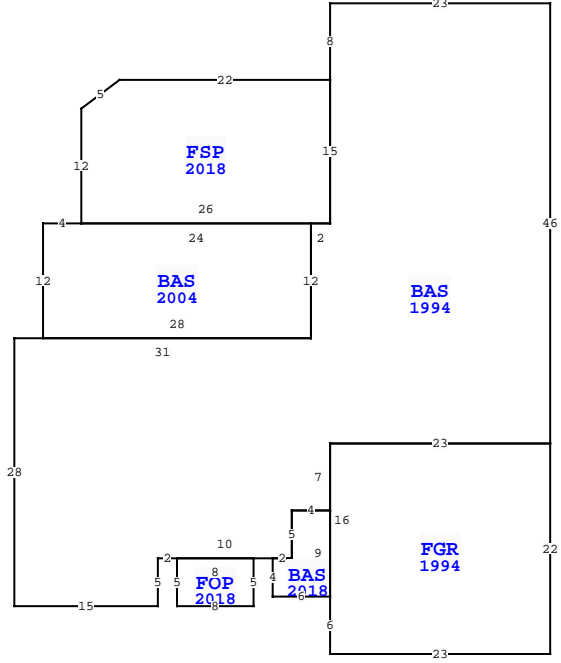


BUILDING CHARACTERISTICS		CD		CONSTRUCTION	
Exterior Wall	10	ABOVE AVG	70		
Exterior Wall	16	WD FR STUC	30		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	4	100			
Bathrooms	2.5	100			
Frame	02	WOOD FRAME	100		
Stories	1.	1. 100			
Units	0	0 100			
Occupancy	00	NONE	100		
Quality	05	Quality Level	05		
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	1081.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1994	1,896	295,325
BAS	336	100	2004	336	52,336
BAS	44	100	2018	44	6,854
FGR	506	55	1994	278	43,302
FOP	40	30	2018	12	1,869
FSP	384	40	2018	154	23,987
TOTALS	3,206			2,720	423,674

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,720	129.8880	171.45	466,344	1994	2005	0	0	9.15	90.85
1 SNGL FAM - 100% - 2014										Heated Area: 2276	HX Base Yr 2014



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	423,674		
TOTAL MARKET OB/XF VALUE	61,405		
TOTAL LAND VALUE - MARKET	405,000		
TOTAL MARKET VALUE	890,079		
SOH/AGL Deduction	488,660		
ASSESSED VALUE	401,419		
TOTAL EXEMPTION VALUE	HX HB VX 55,722		
BASE TAXABLE VALUE	345,697		
TOTAL JUST VALUE	890,079		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	741,535		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181975	SCRNENCL	25,700	06/12/2018
20160303	REMODEL	62,637	02/04/2016
20081843	REPAIR/RRF	4,000	12/23/2008
20033080	NEW CONSTR	1,000	05/12/2003
20032821	SWIM POOL	32,000	04/02/2003
20032480	OTHER	1,000	02/07/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0715/1475	10/10/1994	WD Q	Q	I		137,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MOONEY KEVIN F & DIANE E						
0707/1564	6/23/1994	WD U	V	19		30,000
GRANTOR: CHAMPION THOMAS D & T						
GRANTEE: ATLANTIC BUILDERS I						

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	1,711.00	SF	7.80	7.80	100	2018	2018	3	97	12,945	
2	0855	CONC PAVER	0	100	0	63.00	SF	7.00	7.00	100	2018	2018	3	97	428	
3	1134	LANDSCP BL	0	100	0	285.00	SF	1.50	1.50	100	2018	2018	3	99	423	
4	0861	POOL GUNIT	0	100	30	492.00	SF	85.00	85.00	100	2004	2004	3	32	13,382	
5	0855	CONC PAVER	0	100	0	1,406.00	SF	20.00	20.00	100	2018	2018	3	97	27,276	
6	0810	CONCRETE A	0	100	26	208.00	SF	6.50	6.50	100	2004	2004	3	83	1,122	
7	0855	CONC PAVER	0	100	0	501.00	SF	10.00	10.00	100	2018	2018	3	97	4,860	
8	0810	CONCRETE A	0	100	23	184.00	SF	6.50	6.50	100	1994	1994	3	66	789	
9	0940	SHEDS/PORT	0	100	10	30.00	SF	30.00	30.00	100	2000	2000	3	20	180	
TOTAL OB/XF															61,405	

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	DPTH 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	405,000.00	405,000.00	405,000							