

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		1210.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,809	100
FGR	504	55
FOP	148	30
FOP	168	30
TOTALS	2,629	

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%	- 2020							
Heated Area: 1809					HX Base Yr 2020						
TOTALS			2,180		454,850						

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		454,850
TOTAL MARKET OB/XF VALUE		13,197
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		768,047
SOH/AGL Deduction		334,285
ASSESSED VALUE		433,762
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		383,040
TOTAL JUST VALUE		768,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		647,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161803	CO ISSUED	0	02/24/2017
20161803	NEW CONSTR	232,052	06/30/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2300/0052	8/22/2019	WD Q	Q	I	02	485,000
GRANTOR: HUBEL EDWARD T & KRIS						
GRANTEE: ESSARY TANYA E						
2105/0978	3/03/2017	WD Q	Q	I	01	425,300
GRANTOR: HUBEL EDWARD T & KRIS						
GRANTEE: HUBEL EDWARD T & KR						

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	2017	2017	3	97	1,940	
2	0855	CONC PAVER	0	100	0	824.00	SF	7.00	7.00	100	2014	2014	3	94	5,422	
3	0855	CONC PAVER	0	100	0	58.00	SF	7.00	7.00	100	2017	2017	3	96	390	
4	0855	CONC PAVER	0	100	18	252.00	SF	7.00	7.00	100	2017	2017	3	96	1,693	
5	0810	CONCRETE A	0	100	3	12.00	SF	4.55	4.55	100	2017	2017	3	96	52	
6	0600	SUMMER KIT	0	100	0	1.00	UT	5,000.00	5,000.00	100	2017	2017	3	74	3,700	
TOTAL OB/XF 13,197																

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	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							