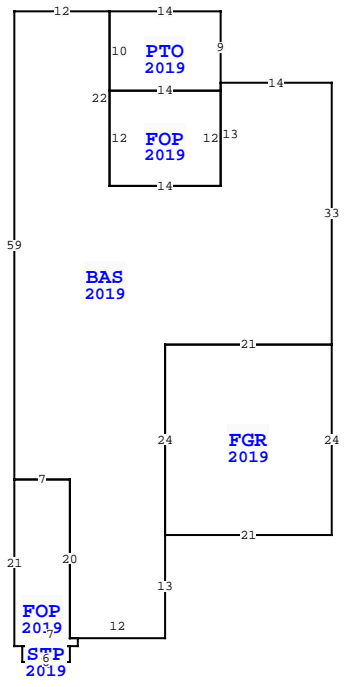


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
PTO	140	5
STP	12	10
TOTALS	2,781	

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					



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		453,593
TOTAL MARKET OB/XF VALUE		6,693
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		760,286
SOH/AGL Deduction		448,851
ASSESSED VALUE		311,435
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		260,713
TOTAL JUST VALUE		760,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		639,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180544	NEW CONSTR	239,197	02/15/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2288/0896	7/03/2019	WD Q	Q	I	01	449,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SPILBOR WALTER F JR						
2152/1747	10/16/2017	SW Q	Q	V	01	115,000
GRANTOR: COASTAL OAKS AMELIA I						
GRANTEE: NEW ATLANTIC BUILDERS						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/02/2025	MLU

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=2019] W14 PTO=[YR=2019] N9 W14 S10 FOP=[YR=2019] S12 E14 N12 W14\$ E14 N1\$ S13 W14 N22 W12 S59 FOP=[YR=2019] S21 E1 STP=[YR=2019] S2 E6 N2 W6\$ E7 N1 W1 N20 W7\$ E7 S20 E12 N13 FGR=[YR=2019] E21 N24 W21 S24\$ N24 E21 N33\$.</p>	

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	900.00	SF	7.00	7.00	100	2019	2019	3	97	6,111	
2	0855	CONC PAVER	0	100	0	60.00	SF	10.00	10.00	100	2019	2019	3	97	582	

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		MU-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							