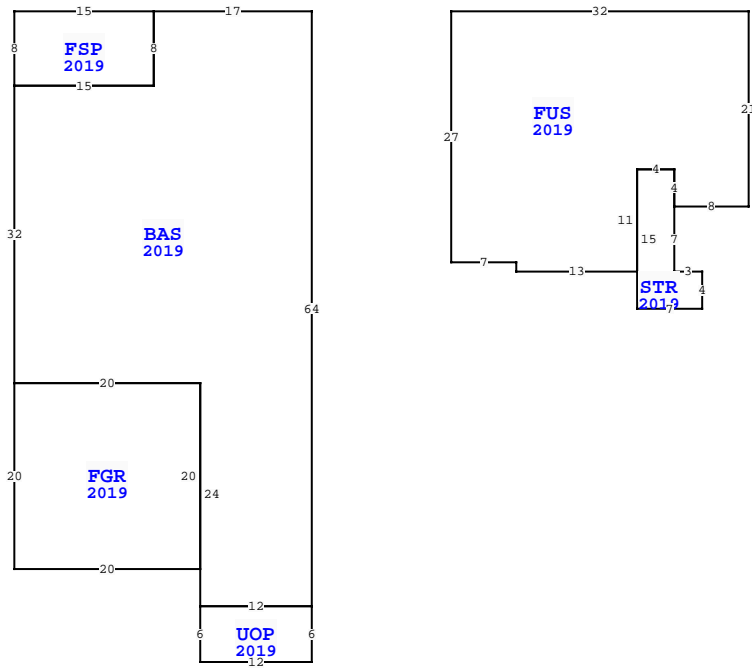


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	08 CLAY TILE 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	11 CLAY TILE 70				
Interior Floor	14 CARPET 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2.5 100				
Frame	02 WOOD FRAME 100				
Stories	2. 2. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	3043.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	2019	1,448	345,665
FGR	400	55	2019	220	52,518
FSP	120	40	2019	48	11,458
FUS	789	100	2019	789	188,350
STR	72	10	2019	7	1,671
UOP	72	20	2019	14	3,342
TOTALS	2,901			2,526	603,004

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	244.84	618,466	2019	2019	0	0	2.50	97.50
Heated Area: 2237 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			603,004
TOTAL MARKET OB/XF VALUE			4,074
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			772,078
SOH/AGL Deduction			366,580
ASSESSED VALUE			405,498
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			354,776
TOTAL JUST VALUE			772,078
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			744,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808763	NEW CONSTR	287,774	08/27/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/0153	11/10/2020	WD	U	I	11	100
GRANTOR: HAYES EDWARD E & ROSA						
GRANTEE: HAYES ZAK TRUST						
2303/1691	9/12/2019	LE	U	V	11	100
GRANTOR: HAYES EDWARD E & ROSA						
GRANTEE: HAYES E EDWARD & RO						

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	420.00	SF	10.00	10.00	100	2018	2018	3	97	4,074	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W17 FSP=[YR=2019] W15 S8 E15 N8\$ S8 W15 S32	
FGR=[YR=2019] S20 E20 N20 W20\$ E20 S24 UOP=[YR=2019] S6 E12	
N6 W12\$ E12 N64\$ PTR=E15 FUS=[YR=2019] E32 S21 W8	
STR=[YR=2019] S7 E3 S4 W7 N15 E4 S4\$ N4 W4 S11 W13 N1 W7 N27\$ W15\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 4,074																								
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							