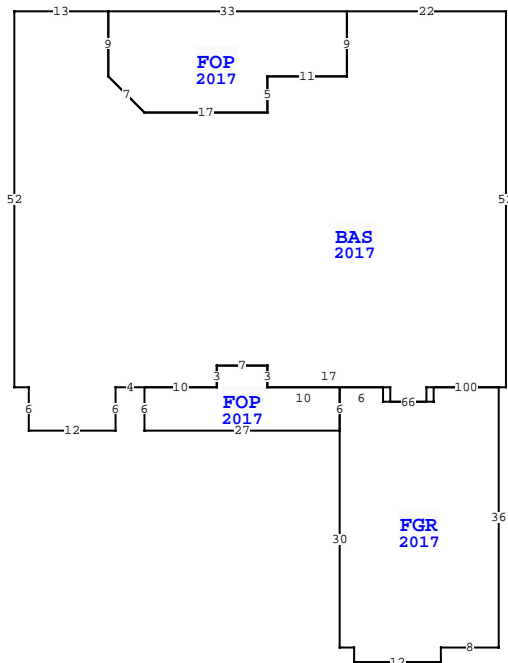


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,205	100	2017
FGR	804	55	2017
FOP	183	30	2017
FOP	395	30	2017
TOTALS	4,587		

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%	- 2022							
Heated Area: 3205						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,064,899	
TOTAL MARKET OB/XF VALUE		79,495	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		1,444,394	
SOH/AGL Deduction		469,372	
ASSESSED VALUE		975,022	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		924,300	
TOTAL JUST VALUE		1,444,394	
NCON VALUE		8,400	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,461,329	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001579	12X12 POOL ENCL E	17,130	02/07/2024
1706745	CO ISSUED	0	07/28/2017
17003503	SWIM POOL	52,700	04/20/2017
B1632985	NEW CONSTR	410,005	09/06/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2139/1015	7/31/2017	WD Q	Q	I	01	885,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: RUSSO JANE B & ANTH						
2100/0877	2/10/2017	SW U	V		30	210,000
GRANTOR: HOWARE LLC						
GRANTEE: D S WARE HOMES LLC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017
2	0855	CONC PAVER	0	100	0	1,496.00	SF	7.00	7.00	100	2017
3	0855	CONC PAVER	0	100	0	280.00	SF	7.00	7.00	100	2017
4	0861	POOL GUNIT	0	100	0	450.00	SF	85.00	85.00	100	2017
5	0911	SCRN RM A	0	100	0	1,120.00	SF	17.50	17.50	100	2017
6	0855	CONC PAVER	0	100	0	670.00	SF	10.00	10.00	100	2017
7	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017
8	0476	VF 6 SBPL	0	100	0	78.00	LF	32.00	32.00	100	2017
9	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2017
10	1125	CB/STC 6"	0	100	0	185.00	SF	7.35	7.35	100	2017

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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2017] W22 FOP=[YR=2017] W33 S9 D5 R5 E17 N5 E11 N9\$ S9 W11 S5 W17 U5 L5 N9 W13 S52 E2 S6 E12 N6 E4 FOP=[YR=2017] S6 E27 FGR=[YR=2017] S30 E2 S2 E12 N2 E8 N36 W10 S2 W6 N2 W6 S6\$ N6 W10 N3 W7 S3 W10\$ E10 N3 E7 S3 E17 S2 E6 N2 E10 N52\$.											

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		PUD	0.00	0.00	1.00	LT	1.00	1.00	1.00	1.00	300,000.00	300,000.00	300,000							

