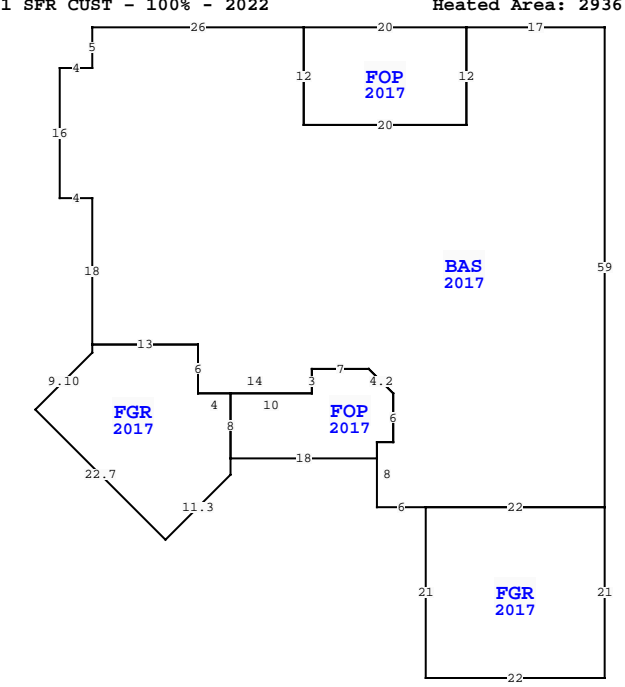


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	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	2,936	100	2017
FGR	361	55	2017
FGR	462	55	2017
FOP	182	30	2017
FOP	240	30	2017
TOTALS	4,181		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,516	189.8730	300.00	1,054,800	2017	2017	0	0	3.50	96.50
1 SFR CUST - 100% - 2022 Heated Area: 2936 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			1,017,882
TOTAL MARKET OB/XF VALUE			9,480
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,327,362
SOH/AGL Deduction			434,536
ASSESSED VALUE			892,826
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			842,104
TOTAL JUST VALUE			1,327,362
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,349,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708487	CO ISSUED	0	09/26/2017
B1633343	NEW CONSTR	373,376	11/02/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2456/1338	4/20/2021	WD Q	Q	I	02	980,000
GRANTOR: WARD DONALD H & DONNA						
GRANTEE: CARABETTA MICHAEL R						
2149/0226	9/29/2017	SW Q	Q	I	02	700,000
GRANTOR: HOWARE LLC						
GRANTEE: WARD DONALD H & DON						

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	1,122.00	SF	7.00	7.00	100	2017	2017	3	96	7,540	

BUILDING NOTES			

BUILDING DIMENSIONS											
BAS=[YR=2017] W17 FOP=[YR=2017] W20 S12 E20 N12\$ S12 W20 N12 W26 S5 W4 S16 E4 S18 FGR=[YR=2017] S1 D7 L7 D16 R16 U8 R8 N2 FOP=[YR=2017] E18 N2 E2 N6 U3 L3 W7 S3 W10 S8\$ N8 W4 N6 W13\$ E13 S6 E14 N3 E7 D3 R3 S6 W2 S8 E6 FGR=[YR=2017] S21 E22 N21 W22\$ E22 N59\$.											

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	300,000.00	300,000.00	300,000							