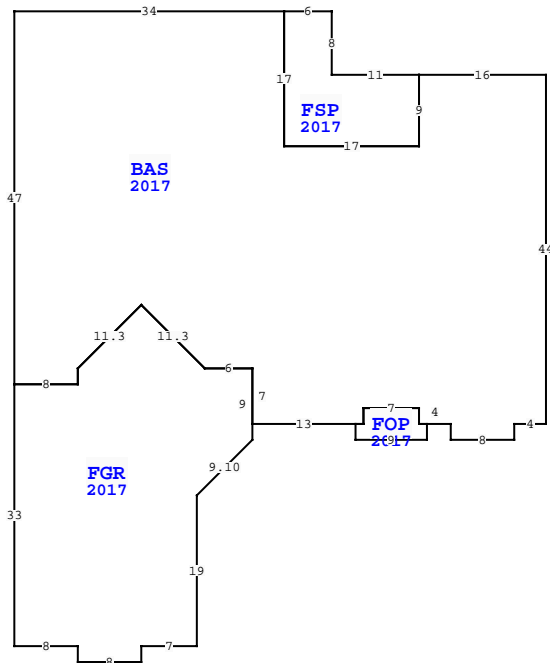


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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	2,811	100	2017
FGR	957	55	2017
FOP	32	30	2017
FSP	201	40	2017
TOTALS	4,001		

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%	- 2018								
Heated Area: 2811					HX Base Yr 2018						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		995,357	
TOTAL MARKET OB/XF VALUE		13,501	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		1,308,858	
SOH/AGL Deduction		598,548	
ASSESSED VALUE		710,310	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		659,588	
TOTAL JUST VALUE		1,308,858	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,330,544	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001599	CO ISSUED	0	02/28/2017
B1632818	NEW CONSTR	361,712	08/09/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/59	5/23/2025	WD Q	Q	I	01	1,389,500
GRANTOR: GARD MICHAEL & LINDA						
GRANTEE: KNOCHENHAUER ERIC &						
2105/0001	2/28/2017	WD Q	Q	I	02	667,600
GRANTOR: D S WARE HOMES LLC						
GRANTEE: GARD MICHAEL & LIND						

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	1,522.00	SF	7.00	7.00	100	2017	2017	3	96	10,228	
3	0855	CONC PAVER	0	100	0	190.00	SF	7.00	7.00	100	2017	2017	3	96	1,277	
4	0810	CONCRETE A	0	100	3	9.00	SF	6.50	6.50	100	2017	2017	3	96	56	

TOTAL OB/XF										13,501														
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2017] W16 FSP=[YR=2017] W11 N8 W6 S17 E17 N9\$ S9 W17 N17 W34 S47 FGR=[YR=2017] S33 E8 S2 E8 N2 E7 N19 U7 R7 N9 W6 U8 L8 D8 L8 S2 W8\$ E8 N2 U8 R8 D8 R8 E6 S7 E13 POP=[YR=2017] S2 E9 N2 W1 N2 W7 S2 W1\$ E1 N2 E7 S2 E4 S2 E8 N2 E4 N44\$.									