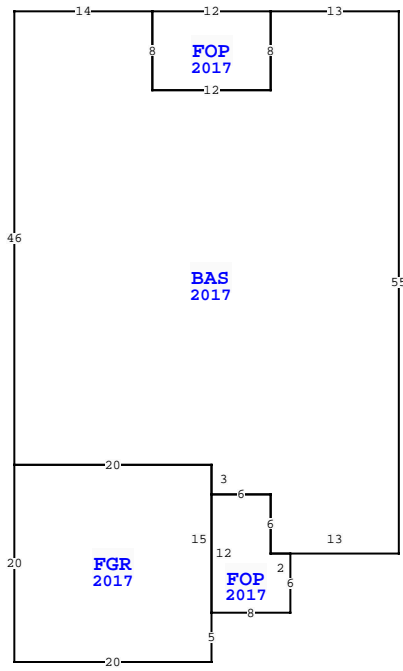




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	08 SHT VINYL 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
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 04				
NEIGHBORHOOD/LOC	4073.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	2017	1,833	215,034
FGR	400	55	2017	220	25,809
FOP	84	30	2017	25	2,933
FOP	96	30	2017	29	3,402
TOTALS	2,413			2,107	247,177

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,107	122.8430	122.84	258,824	2018	2018	0	0	4.50	95.50		
1 SINGLE FAM - 0% - 2023 Heated Area: 1833 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			247,177
TOTAL MARKET OB/XF VALUE			3,475
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			300,652
SOH/AGL Deduction			0
ASSESSED VALUE			300,652
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			300,652
TOTAL JUST VALUE			300,652
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000492	CO ISSUED	0	01/17/2018
17004899	NEW CONSTR	0	06/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/0532	8/19/2022	WD	U	I	37	375,000
GRANTOR: HUGHES NATHAN DANIEL						
GRANTEE: FKH SFR L LP						
2189/0507	4/06/2018	SW	Q	I	01	227,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: HUGHES NATHAN DANIE						

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	0811	CONCRETE B	0	0	0	0		689.00	SF	5.20				3,475	

BLD DATE	06/02/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2017] W13 FOP=[YR=2017] W12 S8 E12 N8\$ S8 W12 N8 W14 S46 FGR=[YR=2017] S20 E20 N5 FOP=[YR=2017] E8 N6 W2 N6 W6 S12\$ N15 W20\$ E20 S3 E6 S6 E13 N55\$.

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	000134	C	RES POND	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							