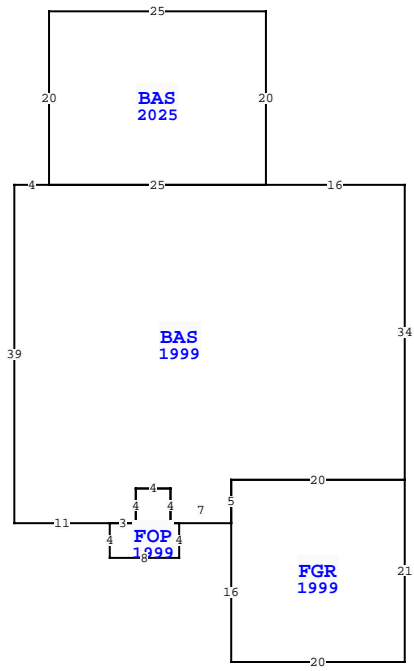


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 08
NEIGHBORHOOD/LOC	8003.00
AREA TYPE	TOTAL GROSS AREA
BAS	1,639
BAS	500
FGR	420
FOP	48
TOTALS	2,607

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,384	93.4038	123.29	293,923	1999	2004	0	0	11.33	88.67
1 SNGL FAM - 100% - 2000 Heated Area: 2139 HX Base Yr 2000											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			260,622
TOTAL MARKET OB/XF VALUE			4,775
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			310,397
SOH/AGL Deduction			134,555
ASSESSED VALUE			175,842
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			125,120
TOTAL JUST VALUE			310,397
NCON VALUE			49,314
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			241,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240006613	(T)500 (H)500 ADD	82,835	06/04/2024
B995687	NEW CONSTR	106,706	01/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0882/0709	5/10/1999	WD Q	Q	I		108,300
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: ALEXANDER NADINE C						
0860/0476	12/23/1998	WD U	V	19		14,500
GRANTOR: SEMANIK DEVELOPMENT C						
GRANTEE: SEDA CONSTRUCTION C						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	398.00	SP	6.50	6.50	100	1999	1999	3	75	1,940	

TOTAL OB/XF												4,775			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/21/2025	MLU		

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1999;ORIG=0,0] W16 W25 W4 S39 E11 E3 N4 E4 S4 E7 N5 E20 N34 \$	
BAS=[YR=2025;ORIG=-41,0] E25 N20 W25 S20 \$	
FGR=[YR=1999;ORIG=-20,39] S16 E20 N21 W20 S5 \$	
FOP=[YR=1999;ORIG=-34,39] S4 E8 N4 W1 N4 W4 S4 W3 \$	

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							