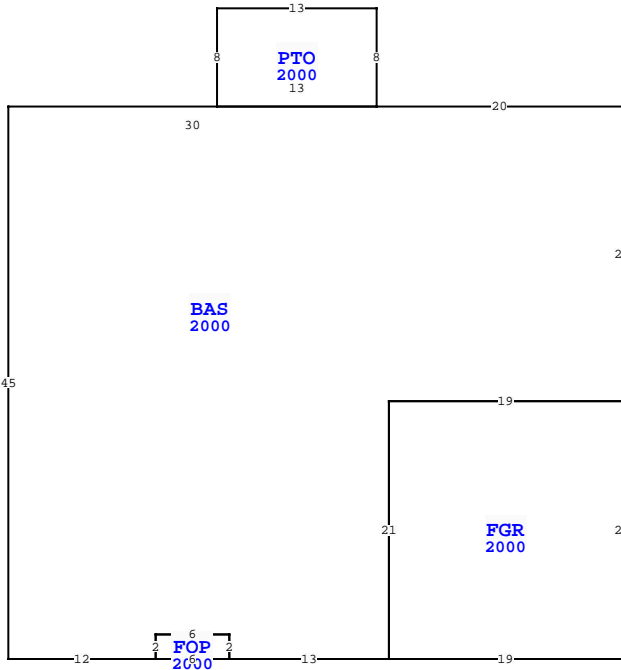


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	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	PCT OF BASE	YEAR
BAS	1,839	100	2000
FGR	399	55	2000
FOP	12	30	2000
PTO	104	5	2000
TOTALS	2,354		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,067	92.6100	122.25	252,691	2000	2005	0	0	9.25	90.75		
1 SNGL FAM - 100% - 2021 Heated Area: 1839 HX Base Yr 2021													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		245,438	
TOTAL MARKET OB/XF VALUE		6,630	
TOTAL LAND VALUE - MARKET		105,600	
TOTAL MARKET VALUE		357,668	
SOH/AGL Deduction		144,889	
ASSESSED VALUE		212,779	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		162,057	
TOTAL JUST VALUE		357,668	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,513	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005065	GARAGE	37,674	06/11/2020
20000525	REPAIR/RRF	10,935	01/17/2020
B996410	NEW CONSTR	127,000	10/01/1999
M994029	H/AC	0	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2351/0813	3/27/2020	WD Q	Q	I	02	260,000
GRANTOR: AUGUSTINE ROBERT C &						
GRANTEE: BROWN WESLEY K & BR						
0918/0281	2/03/2000	WD Q	Q	I		121,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: AUGUSTINE ROBERT &						

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	2000	2000	3	83	2,905	
2	0812	CONCRETE C	0	100	0	1,128.00	SF	4.00	4.00	100	2000	2000	3	77	3,474	
3	0475	VF 4 SBPL	0	100	0	28.00	LF	14.00	14.00	100	2005	2005	3	64	251	
TOTALS														6,630		

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	3.52	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,600							

