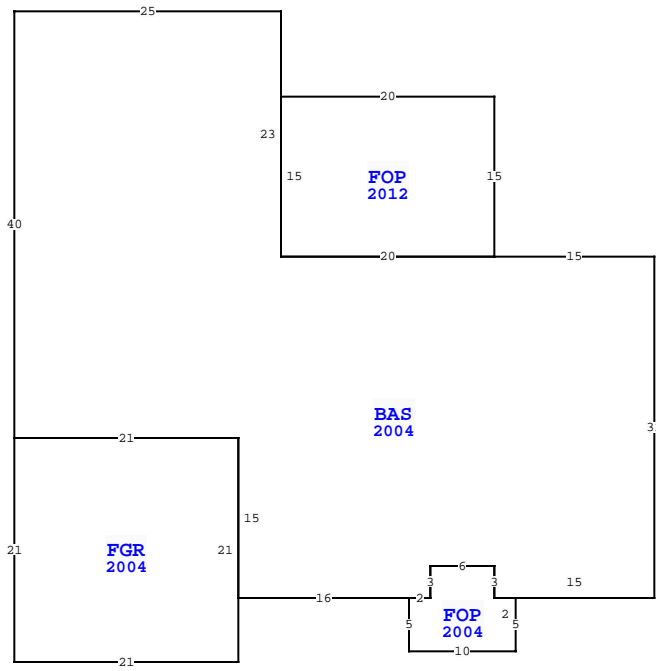


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	20	FACE BRICK 20	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating 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	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	2,162	100	2004
FGR	441	55	2004
FOP	68	30	2004
FOP	300	30	2012
TOTALS	2,971		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,515	92.1024	121.58	305,774	2004	2009	0	0	0	7.85
1 SNGL FAM - 100% - 2005 Heated Area: 2162 HX Base Yr 2005											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		281,771	
TOTAL MARKET OB/XF VALUE		23,558	
TOTAL LAND VALUE - MARKET		76,950	
TOTAL MARKET VALUE		382,279	
SOH/AGL Deduction		189,345	
ASSESSED VALUE		192,934	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		142,212	
TOTAL JUST VALUE		382,279	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		352,413	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005260	SHED	37,228	04/24/2023
18011679	REPAIR/RRF	12,600	11/27/2018
B0412526	NEW CONSTR	159,456	01/03/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/1992	8/05/2004	WD Q	Q	I		183,400
GRANTOR: SEDA CONSTRUCTION CO						
GRANTEE: JAMES CHRISTOPHER &						
1250/1990	8/05/2004	WD U	V	07		100
GRANTOR: CALICO DEVELOPMENT CO						
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	0811	CONCRETE B	0	100	0	0			977.00	SF	5.20	5.20	100	2004	2004	3	83	4,217	
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
3	0940	SHEDS/PORT	0	100	40	14			560.00	SF	30.00	30.00	100	2024	2023		97	16,296	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/21/2025 MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS									
BAS=[YR=2004] W15 FOP=[YR=2012] N15 W20 S15 E20\$ W20 N23 W25 S40 FGR=[YR=2004] S21 E21 N21 W21\$ E21 S15 E16 FOP=[YR=2004] S5 E10 N5 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E15 N32\$.									

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	0003	PUD	0.00	0.00	1.71	AC		1.00	1.00	1.00	45,000.00	45,000.00	76,950							