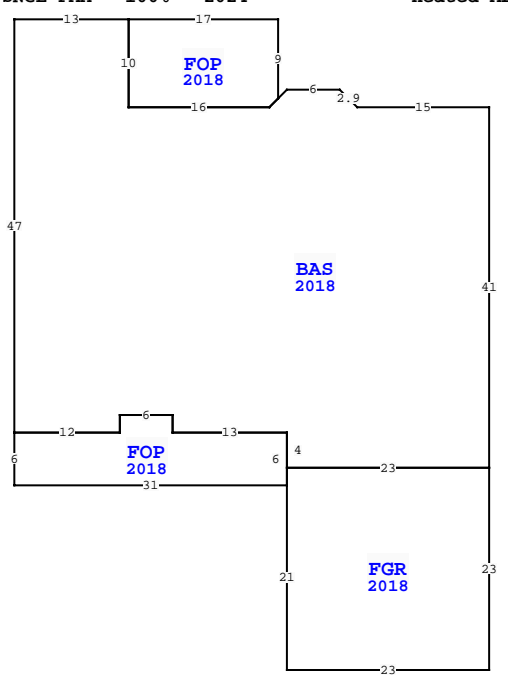


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating 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	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,224	100	2018
FGR	529	55	2018
FOP	170	30	2018
FOP	198	30	2018
TOTALS	3,121		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,625	117.0288	154.48	405,510	2018	2018	0	0	0	3.15
1 SNGL FAM - 100% - 2024 Heated Area: 2224 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			392,736
TOTAL MARKET OB/XF VALUE			57,385
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			540,121
SOH/AGL Deduction			12,710
ASSESSED VALUE			527,411
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			476,689
TOTAL JUST VALUE			540,121
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			512,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005432	CO ISSUED	0	02/26/2018
17007463	SWIM POOL	37,000	12/01/2017
17005432	NEW CONSTR	284,892	09/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/1441	7/30/2024	QC	U	I	11	100
GRANTOR: PEREZ AIDA						
GRANTEE: PEREZ RAIKO ENRIQUE						
2607/1278	12/12/2022	WD	Q	I	01	585,000
GRANTOR: LLOYD LINDA ALESE & J						
GRANTEE: PEREZ AIDA						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0812	CONCRETE C	0 100	0 0	2,368.00
2	0861	POOL GUNIT	0 100	0 0	392.00
3	0855	CONC PAVER	0 100	0 0	737.00
4	0476	VF 6 SBPL	0 100	0 0	108.00
5	0470	VNYL GATE	0 100	0 0	2.00
6	0462	ST/AL FNC	0 100	0 0	352.00
7	0810	CONCRETE A	0 100	0 0	1,000.00

TOTAL OB/XF												57,385			
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	0812	CONCRETE C	0 100	0 0	2,368.00	SF	4.00	4.00	100	2018	2018	3	97	9,188	
2	0861	POOL GUNIT	0 100	0 0	392.00	SF	85.00	85.00	100	2018	2018	3	84	27,989	
3	0855	CONC PAVER	0 100	0 0	737.00	SF	10.00	10.00	100	2018	2018	3	97	7,149	
4	0476	VF 6 SBPL	0 100	0 0	108.00	LF	32.00	32.00	100	2018	2018	3	92	3,180	
5	0470	VNYL GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
6	0462	ST/AL FNC	0 100	0 0	352.00	SF	10.00	10.00	100	2018	2018	3	84	2,957	
7	0810	CONCRETE A	0 100	0 0	1,000.00	SF	6.50	6.50	100	2020	2020	3	98	6,370	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W15 U2 L2 W6 D1 L1 FOP=[YR=2018] N9 W17 S10 E16 U1 R1 \$ D1 L1 W16 N10 W13 S47 FOP=[YR=2018] S6 E31 FGR=[YR=2018] S21 E23 N23 W23 S2\$ N6 W13 N2 W6 S2 W12\$ E12 N2 B6 S2 E13 S4 E23 N41\$.	

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							