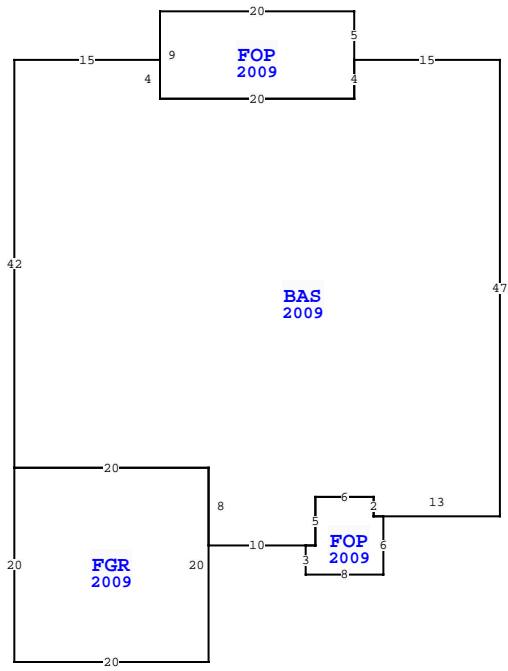


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
16	WD FR STUC 100	Exterior Wall			
03	GABLE/HIP 100	Roof Structur			
03	COMP SHNGL 100	Roof Cover			
05	DRYWALL 100	Interior Wall			
14	CARPET 70	Interior Floo			
11	CLAY TILE 30	Interior Floo			
03	CENTRAL 100	Air Condition			
04	AIR DUCTED 100	Heating Type			
Bedrooms		4 100			
Bathrooms		2 100			
02	WOOD FRAME 100	Frame			
Stories		1. 1. 100			
Units		0 100			
Occupancy		00 NONE 100			
Quality		03 Quality Level 03			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC		4041.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,191	100	2009	2,191	284,808
FGR	400	55	2009	220	28,598
FOP	57	30	2009	17	2,210
FOP	180	30	2009	54	7,020
TOTALS				2,828	322,635

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,482	106.4640	140.53	348,795	2009	2009	0	0	7.50	92.50
1 SNGL FAM - 100% - 2022 Heated Area: 2191 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		322,635	
TOTAL MARKET OB/XF VALUE		11,096	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		418,731	
SOH/AGL Deduction		97,116	
ASSESSED VALUE		321,615	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		270,893	
TOTAL JUST VALUE		418,731	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		393,403	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21772	CO ISSUED	0	07/13/2009
M14457	MECH OTHER	0	04/01/2009
E21199	ELEC OTHER	2,000	09/01/2008
P13477	OTHER	0	09/01/2008
R11463	REPAIR/RRF	2,800	08/01/2008
B21772	NEW CONSTR	200,000	08/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1644/0727	9/30/2009	WD Q	Q	I	01	220,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HUPPMANN ALAN M						
1565/1736	5/09/2008	WD U	V	V	19	35,000
GRANTOR: FLORA PARKE DEVELOPME						
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	2009	2009	3	92	3,220	
2	0811	CONCRETE B	0	100	0	546.00	SF	5.20	5.20	100	2009	2009	3	89	2,527	
3	0476	VF 6 SBPL	0	100	0	130.00	LF	32.00	32.00	100	2016	2016	3	89	3,702	
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	0479	VF PICKET	0	100	0	125.00	LF	10.00	10.00	100	2016	2016	3	89	1,113	
6	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2009] W15 FOP=[YR=2009] N5 W20 S9 E20 N4 \$ S4 W20 N4 W15 S42 FGR=[YR=2009] S20 E20 N20 W20 \$ E20 S8 E10 FOP=[YR=2009] S3 E8 N6 W1 N2 W6 S5 W1 \$ E1 N5 E6 S2 E13 N47 \$.	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							