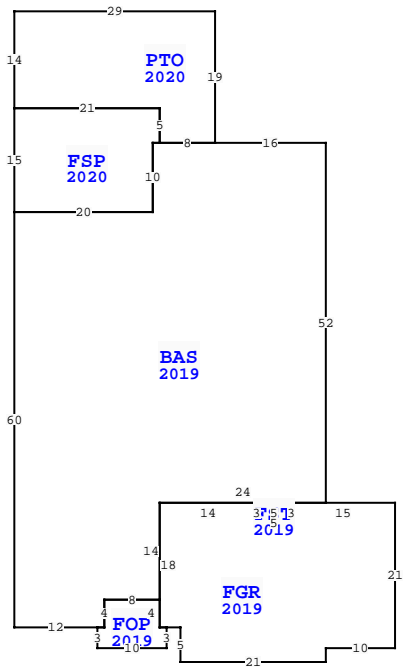


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
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
BAS	2,486	100	2019
FGR	732	55	2019
FOP	62	30	2019
FSP	305	40	2020
FST	15	55	2019
PTO	446	5	2020
TOTALS	4,046		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,060	106.5360	140.63	430,328	2019	2019	0	0	2.50	97.50
1 SNGL FAM - 100% - 2020										Heated Area: 2486	HX Base Yr 2020



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			419,570
TOTAL MARKET OB/XF VALUE			15,471
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			520,041
SOH/AGL Deduction			300,567
ASSESSED VALUE			219,474
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			168,752
TOTAL JUST VALUE			520,041
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			490,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100002	SOLAR SYSTEM	20,235	01/01/2021
19012927	SCRNENCL	17,700	12/20/2019
C1905001	CO ISSUED	0	09/26/2019
19005001	NEW CONSTR	350,997	05/14/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/1789	9/30/2019	WD Q	Q	I	01	392,300

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: EDGAR H HADDOCK LIV
2187/0319 2/15/2018 WD U V 30 100
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	0855	CONC PAVER	0	100	14	3			42.00	100	2019	2019	3	97	407	
2	0855	CONC PAVER	0	100	0	0			861.00	100	2019	2019	3	97	8,352	
3	0911	SCRN RM A	0	100	0	0			446.00	100	2020	2020	3	86	6,712	

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

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2019] W16 PTO=[YR=2020] N19 W29 S14 E21 S5 E8\$ W8 FSP=[YR=2020] N5 W21 S15 E20 N10 E1\$ W1 S10 W20 S60E12 FOP=[YR=2019] S3 E10 N3 FGR=[YR=2019] E2 S5 E21 N2 E10 N21 W15 FST=[YR=2019] W5 S3 E5 N3\$ S3 W5 N3 W14 S18 E1\$ W1 N4 W8 S4 W1\$ E1 N4 E8 N14 E24 N52\$.</p>	

LAND DESCRIPTION		TOTAL OB/XF															15,471							
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							