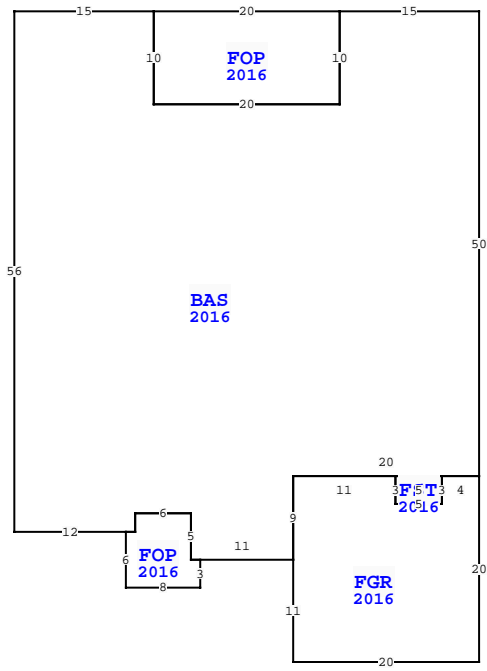


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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	2,501	100	2016
FGR	385	55	2016
FOP	57	30	2016
FOP	200	30	2016
FST	15	55	2016
TOTALS	3,158		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,798	109.2480	144.21	403,500	2016	2016	0	0	4.00	96.00
1 SNGL FAM - 100% - 2022 Heated Area: 2501 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			387,360
TOTAL MARKET OB/XF VALUE			4,279
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			476,639
SOH/AGL Deduction			110,406
ASSESSED VALUE			366,233
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			315,511
TOTAL JUST VALUE			476,639
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			448,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531474	CO ISSUED	0	04/06/2016
B1531474	NEW CONSTR	0	11/24/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/1279	4/30/2021	WD Q	Q	I	01	399,000
GRANTOR: VOJDANI SHAHRIAR & KA						
GRANTEE: ATKINSON DAVID B &						
2042/0851	4/22/2016	WD Q	Q	I	01	285,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: VOJDANI SHAHRIAR						

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	572.00	UT	5.20	5.20	100	2016	2016	3	95	2,826	
2	0810	CONCRETE A	0	100	0	75.00	SF	6.50	6.50	100	2016	2016	3	95	463	
3	0476	VF 6 SBPL	0	100	0	25.00	LF	32.00	32.00	100	2017	2017	3	90	720	
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
TOTALS															4,279	

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

BUILDING NOTES	
[Empty]	

BUILDING DIMENSIONS	
BAS=[YR=2016] W15 FOP=[YR=2016] W20 S10 E20 N10\$ S10 W20 N10 W15 S56 E12 FOP=[YR=2016] S6 E8 N3 W1 N5 W6 S2 W1\$ E1 N2 E6 S5 E11 FGR=[YR=2016] S11 E20 N20 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$.	

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							