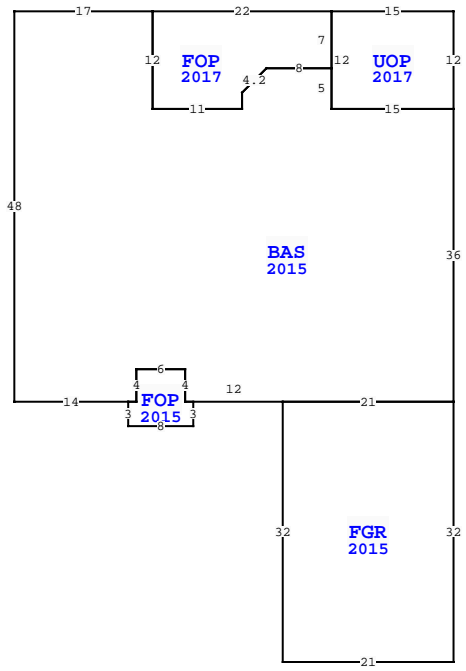


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	NONE	100
Quality	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	2,175	100	2015
FGR	672	55	2015
FOP	48	30	2015
FOP	214	30	2017
UOP	180	20	2017
TOTALS	3,289		
			2,659
			356,854

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,659	106.4640	140.53	373,669	2015	2015	0	0	4.50	95.50
1 SNGL FAM - 100% - 2017 Heated Area: 2175 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			356,854
TOTAL MARKET OB/XF VALUE			48,975
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			490,829
SOH/AGL Deduction			176,197
ASSESSED VALUE			314,632
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			263,910
TOTAL JUST VALUE			490,829
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			465,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703539	SWIM POOL	42,419	04/21/2017
B1429275	CO ISSUED	0	03/18/2015
B1429275	NEW CONSTR	275,827	09/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2049/1798	5/31/2016	WD Q	Q	I	01	280,000
GRANTOR: GEDBAW JEFFREY A						
GRANTEE: DICKINSON CHRISTOPH						
1974/0084	4/01/2015	WD Q	Q	I	02	268,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GEDBAW JEFFREY A						

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	1,308.00	SF	5.20	5.20	100	2015	2015	3	95	6,462	
2	0911	SCRN RM A	0	100	0	1,100.00	SF	17.50	17.50	100	2017	2017	3	74	14,245	
3	0861	POOL GUNIT	0	100	0	336.00	SF	85.00	85.00	100	2017	2017	3	81	23,134	
4	0855	CONC PAVER	0	100	0	764.00	SF	7.00	7.00	100	2017	2017	3	96	5,134	
TOTALS															48,975	

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	DPTH 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							