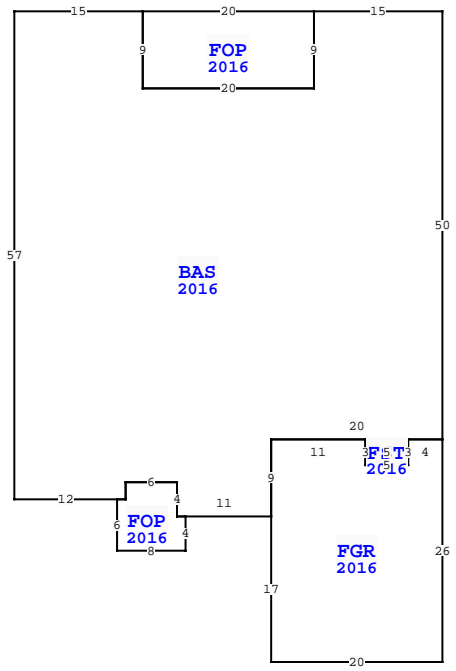


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	2,540	100	2016
FGR	505	55	2016
FOP	58	30	2016
FOP	180	30	2016
FST	15	55	2016
TOTALS	3,298		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,897	107.3480	141.70	410,505	2016	2016	0	0	4.00	96.00
1 SNGL FAM - 100% - 2017 Heated Area: 2540 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			394,085
TOTAL MARKET OB/XF VALUE			4,962
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			484,047
SOH/AGL Deduction			196,008
ASSESSED VALUE			288,039
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			237,317
TOTAL JUST VALUE			484,047
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			455,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531061	CO ISSUED	0	03/15/2016
B1531061	NEW CONSTR	312,845	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2037/0500	3/18/2016	WD Q	Q	I	01	294,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: TOBIN ERIC ROBERT &

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W15 FOP=[YR=2016] W20 S9 E20 N9\$ S9 W20 N9 W15 S57 E12 FOP=[YR=2016] S6 E8 N4 W1 N4 W6 S2 W1\$ E1 N2 E6 S4 E11 FGR=[YR=2016] S17 E20 N26 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 N50\$.	

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	0810	CONCRETE A	0	100	31	3		93.00	6.50	100	2016	2016	3	95	574	
2	0810	CONCRETE A	0	100	0	0		552.00	6.50	100	2016	2016	3	95	3,409	
3	0476	VF 6 SBPL	0	100	0	0		25.00	32.00	100	2016	2016	3	89	712	
4	0470	VNYL GATE	0	100	0	0		1.00	300.00	100	2016	2016	3	89	267	

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							