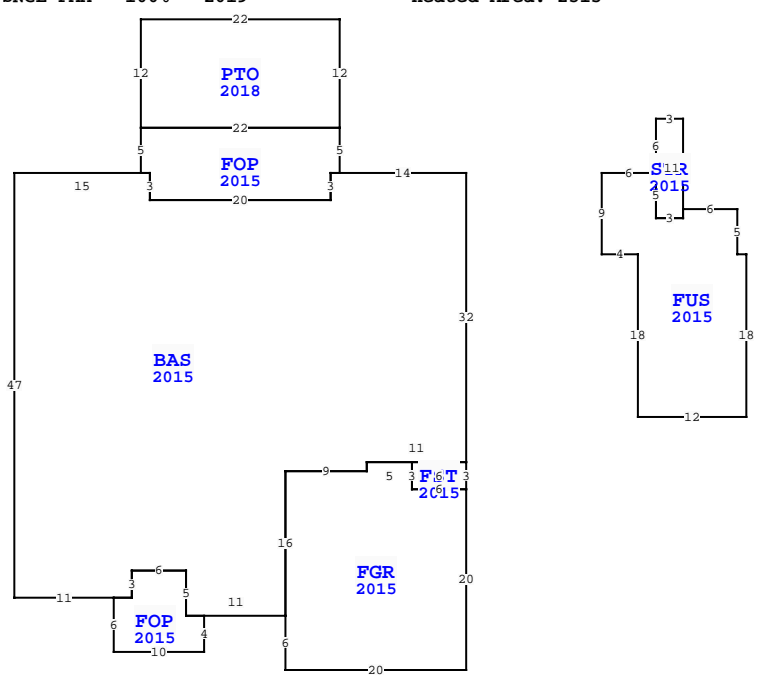




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 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	2,003	100	2015
FGR	433	55	2015
FOP	74	30	2015
FOP	170	30	2015
FST	18	55	2015
FUS	312	100	2015
PTO	264	5	2018
STR	33	10	2015
TOTALS	3,307		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,652	109.3440	144.33	382,763	2015	2015	0	0	4.50	95.50
1 SNGL FAM - 100% - 2019 Heated Area: 2315 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			365,539
TOTAL MARKET OB/XF VALUE			9,836
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			460,375
SOH/AGL Deduction			177,257
ASSESSED VALUE			283,118
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			232,396
TOTAL JUST VALUE			460,375
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			433,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808242	SCRN ENCLSR	6,309	10/01/2018
B1530774	NEW CONSTR	288,226	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2197/1285	5/21/2018	WD Q	Q	I	02	315,000
GRANTOR: MADRIGAL HECTOR P & Y						
GRANTEE: BRYAN SCOTT D & ELI						
2054/1622	6/15/2016	WD Q	Q	I	01	280,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MADRIGAL HECTOR P &						

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	574.00	UT	5.20	5.20	100	2015	2015	3	95	2,836	
2	0810	CONCRETE A	0	100	20	60.00	SF	6.50	6.50	100	2015	2015	3	95	371	
3	0911	SCRN RM A	0	100	22	264.00	SF	17.50	17.50	100	2018	2018	3	78	3,604	
4	0476	VF 6 SBPL	0	100	0	84.00	LF	32.00	32.00	100	2018	2018	3	92	2,473	
5	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
TOTALS															9,836	

BUILDING NOTES			
BLD DATE 11/30/2015 KK LGL DATE 04/23/2025 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS														
BAS=[YR=2015] W14 FOP=[YR=2015] N5 PTO=[YR=2018] N12 W22 S12 E22\$ W22 S5 E1 S3 E20 N3 E1\$ W1 S3 W20 N3 W15 S47 E11 FOP=[YR=2015] S6 E10 N4 W5 N6 S3 W2\$ E2 N3 E6 S5 E11 FGR=[YR=2015] S6 E20 N20 FST=[YR=2015] N3 W6 S3 E6\$ W6 N3 W5 S1 W9 S16\$ N16 E9 N1 E11 N32\$ PTR= E15 FUS=[YR=2015] E6 STR=[YR=2015] N6 E3 S11 W3 N5\$ S5 E3 N1 E6 S5 E1 S18 W12 N18 W4 N9\$ W15\$.														

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							