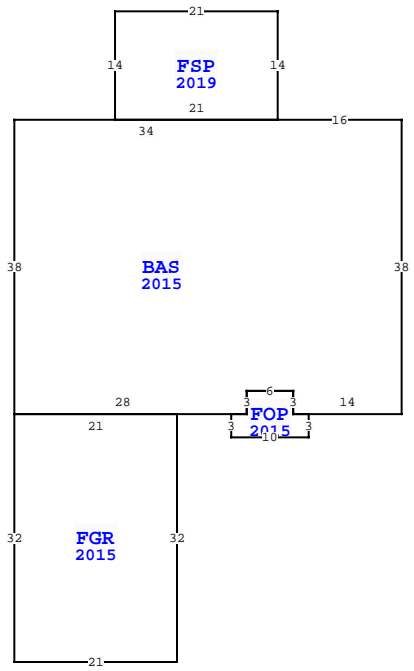


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	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	1,882	100	2015
FGR	672	55	2015
FOP	48	30	2015
FSP	294	40	2019
TOTALS	2,896		
		2,384	347,815

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,384	115.7380	152.77	364,204	2015	2015	0	0	4.50	95.50
1 SNGL FAM - 100% - 2016 Heated Area: 1882 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			347,815
TOTAL MARKET OB/XF VALUE			8,898
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			441,713
SOH/AGL Deduction			176,708
ASSESSED VALUE			265,005
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			214,283
TOTAL JUST VALUE			441,713
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			415,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429173	CO ISSUED	0	03/19/2015
B1429173	NEW CONSTR	245,090	08/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1996/0052	7/27/2015	WD Q	Q	I	01	262,900

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: BOWLER WILLIAM J &

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

BUILDING NOTES	
BAS=[YR=2015] W16 FSP=[YR=2019] N14 W21 S14 E21 \$ W34 S38 FGR=[YR=2015] S32 E21 N32 W21 \$ E28 FOP=[YR=2015] S3 E10 N3 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E14 N38 \$.	

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
2	0811	CONCRETE B	0	100	0	1,121.00	SP	5.20	5.20	100	2015	2015	3	95	5,538	

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	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							