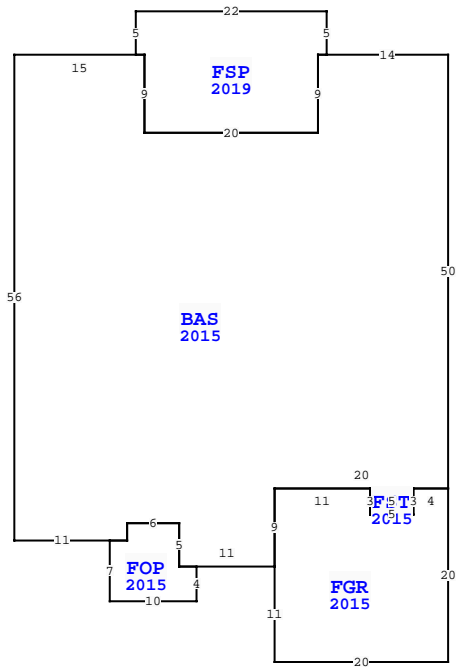


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	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	2,521	100	2015
FGR	385	55	2015
FOP	76	30	2015
FSP	290	40	2019
FST	15	55	2015
TOTALS	3,287		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,880	111.0140	146.54	422,035	2015	2015	0	0	4.50	95.50
1 SNGL FAM - 100% - 2017 Heated Area: 2521 HX Base Yr 2017											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			403,043
TOTAL MARKET OB/XF VALUE			6,594
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			494,637
SOH/AGL Deduction			268,685
ASSESSED VALUE			225,952
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			170,230
TOTAL JUST VALUE			494,637
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			465,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530775	CO ISSUED	0	11/25/2015
B1530775	NEW CONSTR	307,759	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2018/0414	12/10/2015	WD Q	Q	I	01	301,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CALDWELL CLIFFORD T

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W14 FSP=[YR=2019] N5 W22 S5 E1 S9 E20 N9 E1\$ W1 S9 W20 N9 W15 S56 E11 FOP=[YR=2015] S7 E10 N4 W2 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 FGR=[YR=2015] S11 E20 N20 W4 FST=[YR=2015] 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	0811	CONCRETE B	0	100	0	561.00	UT	5.20	5.20	100	2015	2015	3	95	2,771	
2	0810	CONCRETE A	0	100	25	75.00	SF	6.50	6.50	100	2015	2015	3	95	463	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	

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	DPHT 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							