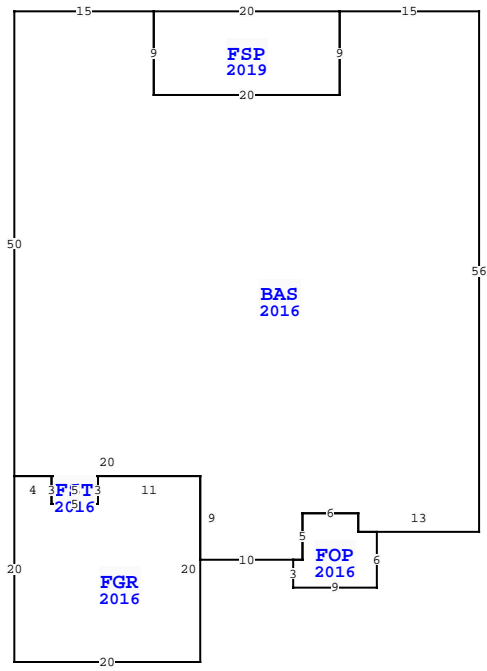


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2016
FGR	385	55	2016
FOP	63	30	2016
FSP	180	40	2019
FST	15	55	2016
TOTALS	3,164		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,832	110.8800	146.36	414,492	2016	2016	0	0	4.00	96.00
1 SNGL FAM - 100% - 2020 Heated Area: 2521 HX Base Yr 2020											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	397,912		
TOTAL MARKET OB/XF VALUE	12,473		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	495,385		
SOH/AGL Deduction	188,825		
ASSESSED VALUE	306,560		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	255,838		
TOTAL JUST VALUE	495,385		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	466,506		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531007	NEW CONSTR	305,505	08/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2281/1944	6/13/2019	WD Q	Q	I	01	336,000
GRANTOR: DENMARK JAMES ALLEN &						
GRANTEE: TERRY ZACHARY & JUL						
2054/0662	6/20/2016	WD Q	Q	I	02	285,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DENMARK JAMES ALLEN						

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	558.00	SF	5.20	5.20	100	2016	2016	3	95	2,757	
2	0810	CONCRETE A	0	100	0	87.00	SF	6.50	6.50	100	2016	2016	3	95	537	
3	0855	CONC PAVER	0	100	0	350.00	SF	10.00	10.00	100	2019	2019	3	97	3,395	
4	0462	ST/AL FNC	0	100	150	600.00	SF	10.00	10.00	100	2019	2019	3	87	5,220	
5	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	
TOTALS															12,473	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2016] W15 FSP=[YR=2019] W20 S9 E20 N9\$ S9 W20 N9 W15 S50 FGR=[YR=2016] S20 E20 N20 W11 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E20 S9 E10 FOP=[YR=2016] S3 E9 N6 W2 N2 W6 S5 W1\$ E1 N5 E6 S2 E13 N56\$.			

LAND DESCRIPTION																								
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							