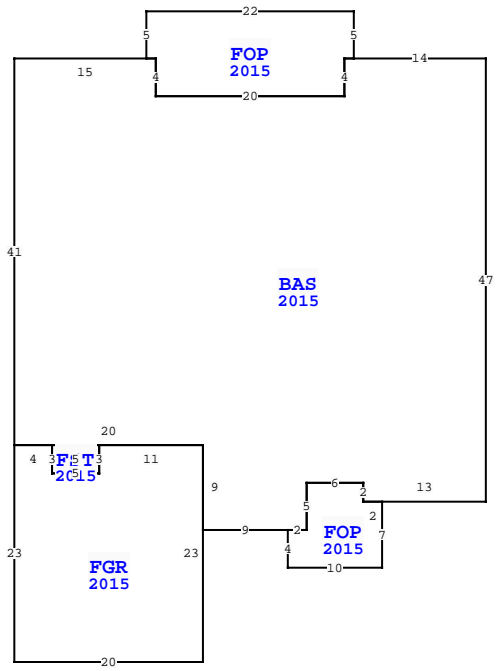


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		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	2,171	100	2015
FGR	445	55	2015
FOP	76	30	2015
FOP	190	30	2015
FST	15	55	2015
TOTALS	2,897		
			2,504
			336,052

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,504	106.4640	140.53	351,887	2015	2015	0	0	4.50	95.50
1 SNGL FAM - 100% - 2017 Heated Area: 2171 HX Base Yr 2017											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			336,052
TOTAL MARKET OB/XF VALUE			3,196
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			424,248
SOH/AGL Deduction			196,496
ASSESSED VALUE			227,752
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			177,030
TOTAL JUST VALUE			424,248
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530437	CO ISSUED	0	10/05/2015
B1530437	NEW CONSTR	270,073	05/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2025/1655	1/25/2016	WD Q	Q	I	01	270,300

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: KOSTIC ALEXANDRE &

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W14 FOP=[YR=2015] N5 W22 S5 E1 S4 E20 N4 E1\$ W1 S4 W20 N4 W15 S41 FGR=[YR=2015] S23 E20 N23 W11 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E20 S9 E9 POP=[YR=2015] S4 E10 N7 W2 N2 W6 S5 W2\$ E2 N5 E6 S2 E13 N47\$.	

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	542.00	SF	5.20	5.20	100	2015	2015	3	95	2,677	
2	0810	CONCRETE A	0	100	28	84.00	SF	6.50	6.50	100	2015	2015	3	95	519	

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							