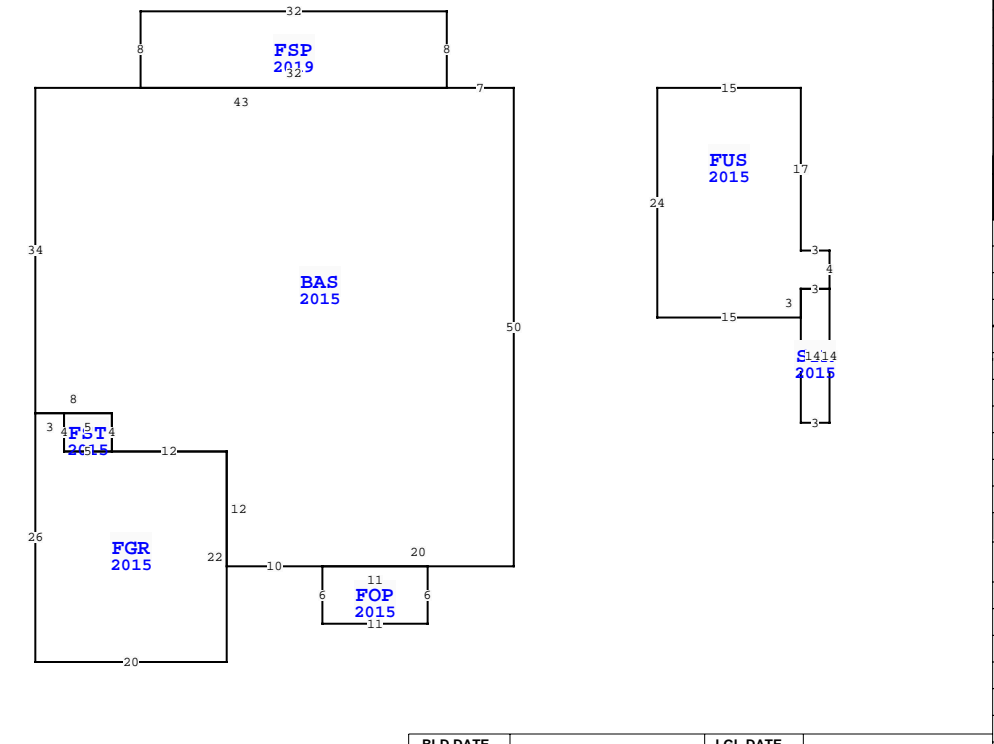


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,986	108.0060	142.57	425,714	2015	2015	0	0	4.50	95.50



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			406,557
TOTAL MARKET OB/XF VALUE			9,634
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			501,191
SOH/AGL Deduction			203,206
ASSESSED VALUE			297,985
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			247,263
TOTAL JUST VALUE			501,191
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			471,870

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,228	100	2015	2,228	303,352
FGR	452	55	2015	249	33,903
FOP	66	30	2015	20	2,723
FSP	256	40	2019	102	13,888
FST	20	55	2015	11	1,497
FUS	372	100	2015	372	50,649
STR	42	10	2015	4	544
TOTALS	3,436			2,986	406,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530722	CO ISSUED	0	11/25/2015
B1530722	NEW CONSTR	318,915	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2021/1563	12/28/2015	WD Q	Q	I	01	308,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CLEM ROBERT L & JEN

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	2015	2015	3	95	2,757	
2	0810	CONCRETE A	0	100	24	72.00	SF	6.50	6.50	100	2015	2015	3	95	445	
3	0462	ST/AL FNC	0	100	175	700.00	SF	10.00	10.00	100	2018	2018	3	84	5,880	
4	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2015] W7 FSP=[YR=2019] N8 W32 S8 E32\$ W43 S34 FGR=[YR=2015] S26 E20 N22 W12 FST=[YR=2015] N4 W5 S4 E5\$ W5 N4 W3\$ E8 S4 E12 S12 E10 FOP=[YR=2015] S6 E11 N6 W11\$ E20 N50\$ PTR= E15 FUS=[YR=2015] E15 S17 E3 S4 STR=[YR=2015] S14 W3 N14 E3\$ W3 S3 W15 N24\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF															9,634							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							