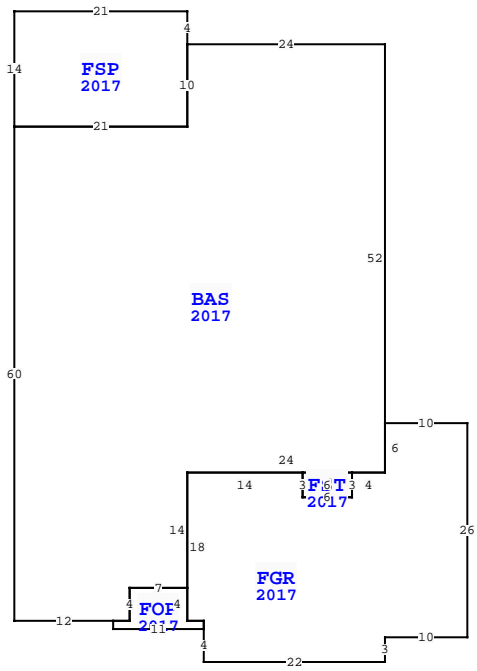


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	2,480	100	2017
FGR	784	55	2017
FOP	39	30	2017
FSP	294	40	2017
FST	18	55	2017
TOTALS	3,615		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,051	106.5360	140.63	429,062	2017	2017	0	0	3.50	96.50
1 SNGL FAM - 100% - 2018 Heated Area: 2480 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	414,045		
TOTAL MARKET OB/XF VALUE	8,706		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	507,751		
SOH/AGL Deduction	308,198		
ASSESSED VALUE	199,553		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	148,831		
TOTAL JUST VALUE	507,751		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	477,981		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1733661	CO ISSUED	0	04/05/2017
B1733661	NEW CONSTR	323,550	01/10/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2779/941	12/31/2024	QC	U	I	11	100

GRANTOR: GREEN WILLIAM H JR &  
GRANTEE: LAUGHLIN MELISSA D  
2117/1764 4/28/2017 WD Q I 01 351,200  
GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: GREEN WILLIAM H JR

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	1,094.00	SF	5.20	5.20	100	2017	2017	3	96	5,461	
2	0810	CONCRETE A	0	100	3	45.00	SF	6.50	6.50	100	2017	2017	3	96	281	
3	0462	ST/AL FNC	0	100	80	320.00	SF	10.00	10.00	100	2018	2018	3	84	2,688	
4	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

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

BUILDING NOTES	
[Empty]	

BUILDING DIMENSIONS	
BAS=[YR=2017] W24 FSP=[YR=2017] N4 W21 S14 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2017] S1 E11 FGR=[YR=2017] S4 E22 N3 E10 N26 W10 S6 W4 FST=[YR=2017] W6 S3 E6 N3\$ S3 W6 N3 W14 S18 E2 S1\$N1 W2 N4 W7 S4 W2\$ E2 N4 E7 N14 E24 N52\$.	

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							