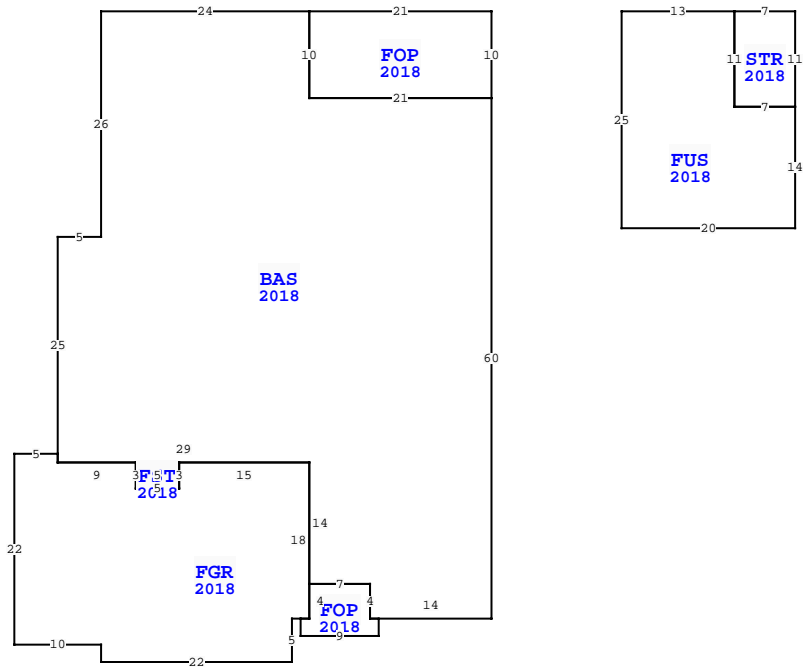


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	2,610	100	2018
FGR	742	55	2018
FOP	46	30	2018
FOP	210	30	2018
FST	15	55	2018
FUS	423	100	2018
STR	77	10	2018
TOTALS	4,123		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,534	106.2900	140.30	495,820	2018	2018	0	0	3.00	97.00
1 SNGL FAM - 100% - 2019 Heated Area: 3033 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			480,945
TOTAL MARKET OB/XF VALUE			5,953
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			571,898
SOH/AGL Deduction			203,875
ASSESSED VALUE			368,023
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			317,301
TOTAL JUST VALUE			571,898
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			538,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708329	CO ISSUED	0	01/25/2018
B1708329	NEW CONSTR	386,975	09/21/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2178/1173	2/16/2018	WD Q	Q	I	01	356,100

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: SCHRAM PATRICK S &

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	100	0	0	1,094.00	SF	5.20	5.20	100
2	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50	6.50	100
3	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100

TOTAL OB/XF											
5,953											

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							