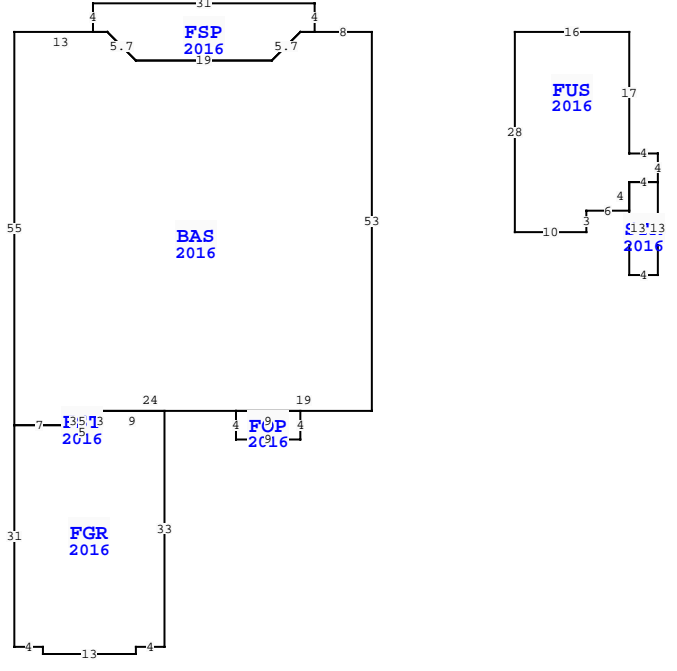


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	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	2,572	100	2016
FGR	677	55	2016
FOP	36	30	2016
FSP	216	40	2016
FST	15	55	2016
FUS	446	100	2016
STR	52	10	2016
TOTALS	4,014		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,500	109.0200	143.91	503,685	2016	2016	0	0	4.00	96.00
1 SNGL FAM - 100% - 2017 Heated Area: 3018 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			483,538
TOTAL MARKET OB/XF VALUE			51,040
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			619,578
SOH/AGL Deduction			217,192
ASSESSED VALUE			402,386
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			346,664
TOTAL JUST VALUE			619,578
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			587,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802825	SWIM POOL	43,438	04/01/2018
B1631614	CO ISSUED	0	05/11/2016
B1631614	NEW CONSTR	374,922	01/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2047/0955	5/18/2016	WD Q	Q	I	01	353,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MANN JOHN ROBERT 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	0		5.20	5.20	100	2016	2016	3	95	5,864	
2	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2016	2016	3	89	11,107	
3	0475	VF 4 SBPL	0	100	0	0		14.00	14.00	100	2016	2016	3	89	150	
4	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2018	2018	3	84	23,990	
5	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2018	2018	3	97	8,449	
6	0855	CONC PAVER	0	100	0	0		7.00	7.00	100	2018	2018	3	97	1,480	

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

BUILDING NOTES	
BAS=[YR=2016] W8 FSP=[YR=2016] N4 W31 S4 E2 D4 R4 E19 U4 R4 E2\$ W2 D4 L4 W19 U4 L4 W13 S55 FGR=[YR=2016] S31 E4 S1 E13 N1 E4 N33 W9 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N1 W7\$ E7 N2 E24 POP=[YR=2016] S4 E9 N4 W9\$ E19 N53\$ PTR=E20 FUS=[YR=2016] E16 S17 E4 S4 STR=[YR=2016] S13 W4 N13 E4\$ W4 S4 W6 S3 W10 N28\$ W20\$.	

LAND DESCRIPTION		TOTAL OB/XF															51,040							
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							