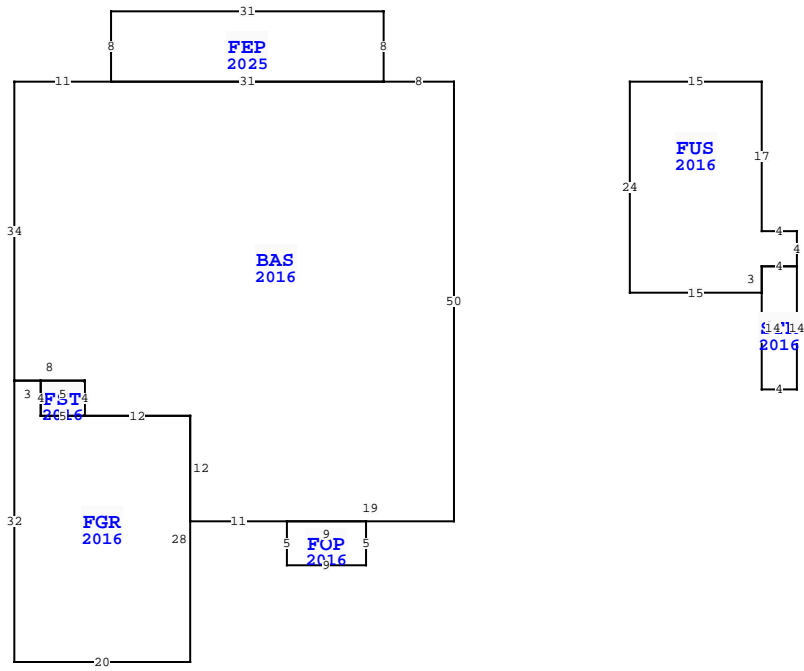


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	11 CLAY TILE 50				
Interior Floo	14 CARPET 50				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 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				
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	2016	2,228	299,999
FEP	248	80	2025	198	26,660
FGR	572	55	2016	315	42,415
FOP	45	30	2016	14	1,885
FST	20	55	2016	11	1,481
FUS	376	100	2016	376	50,628
STR	56	10	2016	6	808
TOTALS	3,545			3,148	423,876

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,148	106.2600	140.26	441,538	2016	2016	0	0	0	4.00	96.00
1 SNGL FAM - 100% - 2023 Heated Area: 2604 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			423,876
TOTAL MARKET OB/XF VALUE			38,402
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			547,278
SOH/AGL Deduction			30,642
ASSESSED VALUE			516,636
TOTAL EXEMPTION VALUE	13		516,636
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			547,278
NCON VALUE			53,198
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			465,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009077	SCCRN RM	12,502	08/02/2024
SP230013090	POOL	70,633	10/11/2023
B1632014	NEW CONSTR	0	04/05/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2096/0153	1/20/2017	WD Q	Q	I	02	314,600

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: GRAYER JOSEPH 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		536.00	5.20	100	2016	2016	3	95	2,648	
2	0810	CONCRETE A	0	100	0	0		93.00	6.50	100	2016	2016	3	95	574	
3	0912	SCRN RM G	0	100	0	0		569.00	20.00	100	2025	2024		100	11,380	
4	0861	POOL GUNIT	0	100	0	0		202.00	85.00	100	2025	2024		100	17,170	
5	0855	CONC PAVER	0	100	0	0		663.00	10.00	100	2025	2024		100	6,630	

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

BUILDING NOTES	
BAS=[YR=2016;ORIG=0,0] W8 W31 W11 S34 E8 S4 E12 S12 E11 E19 N50 \$	
FGR=[YR=2016;ORIG=-50,34] S32 E20 N28 W12 W5 N4 W3 \$	
FUS=[YR=2016;ORIG=20,0] E15 S17 E4 S4 W4 S3 W15 N24 \$	
STR=[YR=2016;ORIG=39,21] S14 W4 N14 E4 \$	
FOP=[YR=2016;ORIG=-19,50] S5 E9 N5 W9 \$	
FST=[YR=2016;ORIG=-42,38] N4 W5 S4 E5 \$	
PTR=[ORIG=0,0] E20 W20 \$	
FEP=[YR=2025;ORIG=-39,0] E31 N8 W31 S8 \$	

LAND DESCRIPTION		TOTAL OB/XF													38,402									
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							