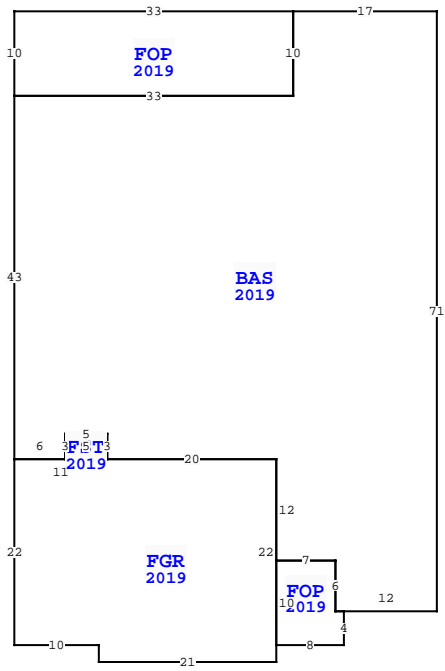


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	2,605	100	2019
FGR	724	55	2019
FOP	74	30	2019
FOP	330	30	2019
FST	15	55	2019
TOTALS	3,748		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,132	107.4560	141.84	444,243	2019	2019	0	0	2.50	97.50	
1 SNGL FAM - 100% - 2020 Heated Area: 2605 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			433,137
TOTAL MARKET OB/XF VALUE			11,325
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			529,462
SOH/AGL Deduction			191,453
ASSESSED VALUE			338,009
TOTAL EXEMPTION VALUE	13		338,009
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			529,462
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			498,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C191028	CO ISSUED	0	07/19/2019
B191028	NEW CONSTR	361,789	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2302/1745	9/06/2019	WD Q	Q	I	02	337,900

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: MCKINNEY LORA M & M

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W17 FOP=[YR=2019] W33 S10 E33 N10\$ S10 W33 S43 FGR=[YR=2019] S22 E10 S2E21 N2 FOP=[YR=2019] E8 N4 W1 N6 W7 S10\$ N22 W20 FST=[YR=2019] N3 W5 S3 E5\$ W11\$ E6 N3 E5 S3 E20 S12 E7 S6 E12 N71 \$.	

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	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
2	0476	VF 6 SBPL	0	100	315	225.00	LF	32.00	32.00	100	2020	2020	3	95	6,840	
3	0810	CONCRETE A	0	100	0	27.00	SF	6.50	6.50	100	2019	2019	3	97	170	
4	0811	CONCRETE B	0	100	0	799.00	SF	5.20	5.20	100	2019	2019	3	97	4,030	

LAND DESCRIPTION		TOTAL OB/XF															11,325							
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	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							