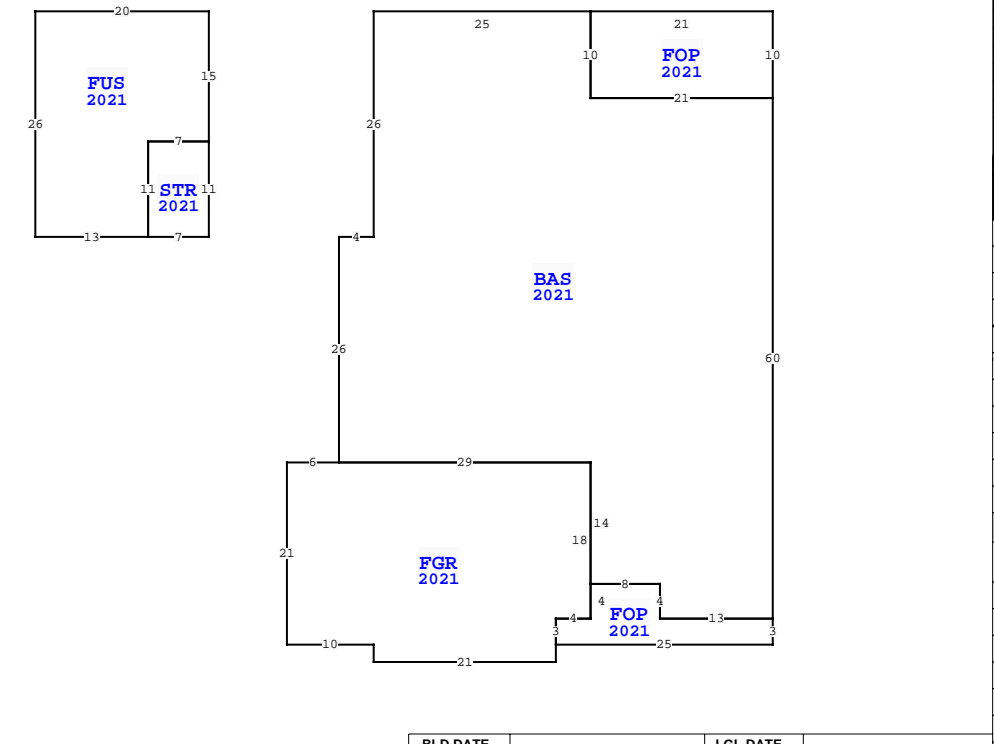


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,599	97.5600	128.78	463,479	2021	2021	0	0	0	1.00	99.00



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	2,632	100	2021	2,632	335,560
FGR	765	55	2021	421	53,674
FOP	107	30	2021	32	4,080
FOP	210	30	2021	63	8,032
FUS	443	100	2021	443	56,480
STR	77	10	2021	8	1,020
TOTALS	4,234			3,599	458,844

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				458,844
TOTAL MARKET OB/XF VALUE				5,245
TOTAL LAND VALUE - MARKET				85,000
TOTAL MARKET VALUE				549,089
SOH/AGL Deduction				32,676
ASSESSED VALUE				516,413
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				465,691
TOTAL JUST VALUE				549,089
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				516,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2103375	NEW CONSTR	425,497	03/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2513/0639	11/12/2021	WD Q	Q	I	01	424,600

GRANTOR: SEDA CONSTRUCTION CO
GRANTEE: WATSON ROGER J & MO
2461/0892 4/16/2021 WD U V 30 76,000
GRANTOR: FLORA PARKE DEVELOPME
GRANTEE: SEDA CONSTRUCTION C

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	0810	CONCRETE A	0	100	0	815.00	SF	6.50	6.50	100	2021	2021	3	99	5,245	

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

BUILDING DIMENSIONS														
FOP=[YR=2021] W21 BAS=[YR=2021] W25 S26 W4 S26														
FGR=[YR=2021] W6 S21 E10 S2 E21 N2 FOP=[YR=2021] E25 N3 W13														
N4 W8 S4 W4 S3\$ N3 E4 N18 W29\$ E29 S14 E8 S4 E13 N60 W21 N10\$														
S10 E21 N10\$ PTR= W65 FUS=[YR=2021] W20 S26 E13														
STR=[YR=2021] E7 N11 W7 S11\$ N11 E7 N15\$ E65\$.														

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							