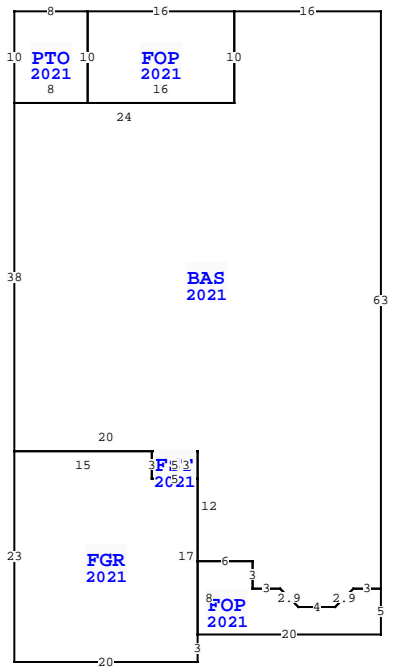


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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		4146.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,974	100
FGR	445	55
FOP	106	30
FOP	160	30
FST	15	55
PTO	80	5
TOTALS	2,780	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,311	121.4220	160.28	370,407	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2022 Heated Area: 1974 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		366,703
TOTAL MARKET OB/XF VALUE		5,683
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		457,386
SOH/AGL Deduction		107,285
ASSESSED VALUE		350,101
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		294,379
TOTAL JUST VALUE		457,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B210229	CO ISSUED	0	08/25/2021
B210229	NEW CONSTR	274,784	01/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2493/0857	8/25/2021	WD Q	I	01	328,800	
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RHODEN WILLIAM E JR						
2191/1243	4/03/2018	WD U	V	30	660,000	
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	0855	CONC PAVER	0	100	15	4			60.00	SF	10.00	2021	2021	3	99	594
2	0855	CONC PAVER	0	100	0	0			514.00	SF	10.00	2021	2021	3	99	5,089

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

BUILDING DIMENSIONS														
BAS=[YR=2021] W16 FOP=[YR=2021] W16 PTO=[YR=2021] W8 S10 E8 N10\$ S10 E16 N10\$ S10 W24 S38 FGR=[YR=2021] S23 E20 N3 FOP=[YR=2021] E20 N5 W3 D2 L2 W4 U2 L2 W3 N3 W6 S8 \$ N17 FST=[YR=2021] N3 W5 S3 E5\$ W5 N3 W15\$ E20 S12 E6 S3 E3 D2 R2 E4 U2 R2 E3 N63\$.														

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	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							