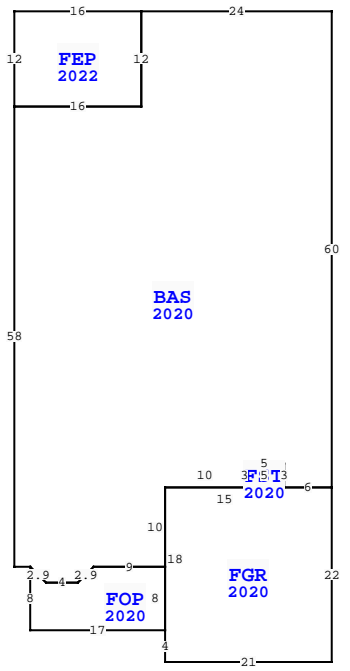


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	13	STAND SEAM	10
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	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	YEAR
BAS	2,395	100	2020
FEP	192	80	2022
FGR	462	55	2020
FOP	124	30	2020
FST	15	55	2020
TOTALS	3,188		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,848	112.0320	147.88	421,162	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2021										Heated Area: 2395	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			414,845
TOTAL MARKET OB/XF VALUE			5,429
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			505,274
SOH/AGL Deduction			248,020
ASSESSED VALUE			257,254
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			206,532
TOTAL JUST VALUE			505,274
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			475,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004153	FSP TO FEP	33,531	03/16/2022
C1909837	CO ISSUED	0	05/08/2020
B1909837	NEW CONSTR	324,431	09/18/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2361/0763	5/13/2020	WD Q	Q	I	02	350,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GRIM MICHAEL & PAUL						
2191/1243	4/03/2018	WD U	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	0	0		10.00	10.00	100	2020	2020	3	98	5,429	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2020] W24 FEP=[YR=2022] W16 S12 E16 N12 \$ S12 W16 S58 E2 FOP=[YR=2020] S8 E17 FGR=[YR=2020] S4 E21 N22 W6 FST=[YR=2020] N3 W5 S3 E5 \$ W15 S18 \$ N8 W9 D2 L2 W4 U2 L2 \$ D2 R2 E4 U2 R2 E9 N10 E10 N3 E5 S3 E6 N60 \$.														

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							