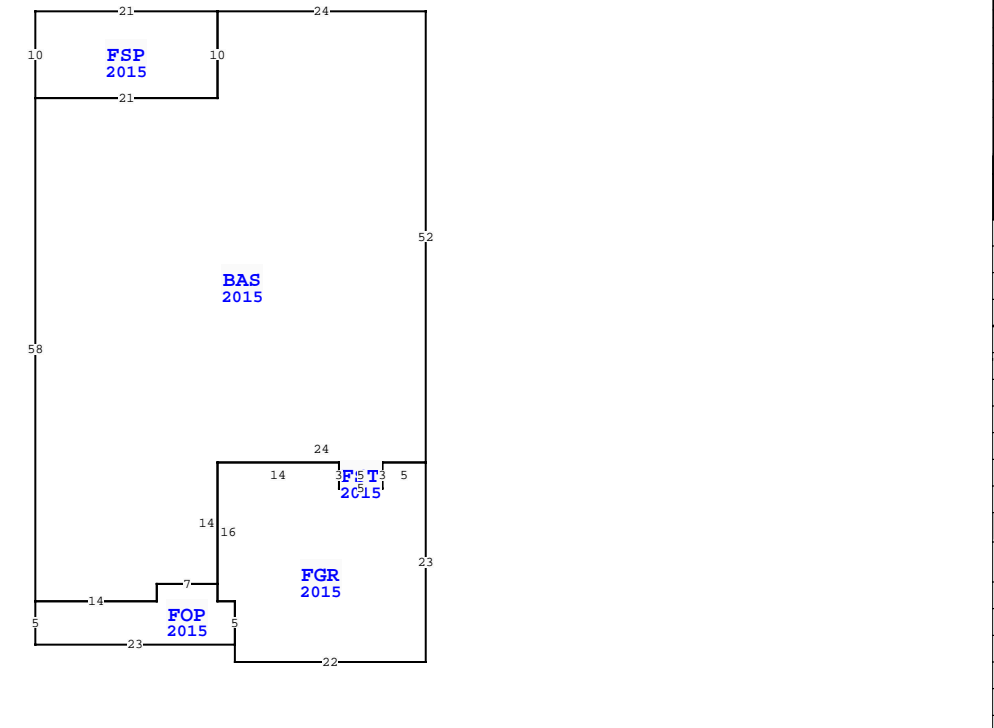


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,871	112.8000	148.90	427,492	2015	2015	0	0	0	4.00 96.00



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	2,452	100
FGR	523	55
FOP	129	30
FSP	210	40
FST	15	55
TOTALS	3,329	

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2015
2	0855	CONC PAVER	0 100	0	0	527.00	SF	10.00	10.00	100	2015
3	0855	CONC PAVER	0 100	13	4	52.00	SF	10.00	10.00	100	2015
4	0855	CONC PAVER	0 100	21	12	252.00	SF	10.00	10.00	100	2015

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
TOTAL OB/XF 11,255											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	85,000.00	85,000.00	85,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			410,392
TOTAL MARKET OB/XF VALUE			11,255
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			506,647
SOH/AGL Deduction			199,994
ASSESSED VALUE			306,653
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			250,931
TOTAL JUST VALUE			506,647
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			476,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807137	SOLAR PANELS	13,760	07/13/2018
B1529897	CO ISSUED	0	06/12/2015
B1529897	NEW CONSTR	304,296	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1988/0891	6/22/2015	WD Q	Q	I	02	343,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MURRAY ANGELA RENEE						
1963/1981	2/19/2015	WD U	V	V	30	54,500
GRANTOR: FLORA PARKE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2015] W24 FSP=[YR=2015] W21 S10 E21 N10 S S10 W21 S58 FOP=[YR=2015] S5 E23 FGR=[YR=2015] S2 E22 N23 W5 FST=[YR=2015] W5 S3 E5 N3 S3 W5 N3 W14 S16 E2 S5 S5 N5 W2 N2 W7 S2 W14 S E14 N2 E7 N14 E24 N52 S.