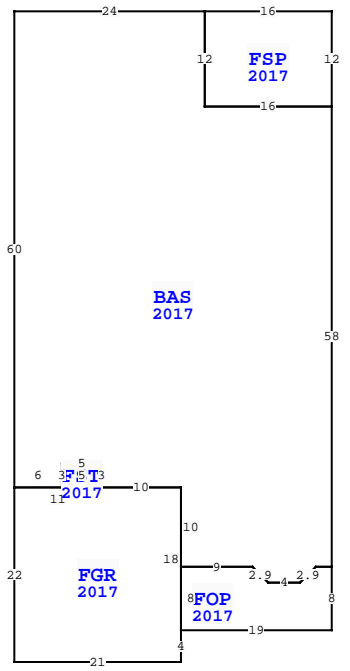


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	13	STAND SEAM	10
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	YEAR
BAS	2,395	100	2017
FGR	462	55	2017
FOP	140	30	2017
FSP	192	40	2017
FST	15	55	2017
TOTALS	3,204		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,776	117.0240	154.47	428,809	2017	2017	0	0	3.00	97.00
1 SNGL FAM - 100% - 2018										Heated Area: 2395	HX Base Yr 2018



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE		415,945		
TOTAL MARKET OB/XF VALUE		18,623		
TOTAL LAND VALUE - MARKET		85,000		
TOTAL MARKET VALUE		519,568		
SOH/AGL Deduction		173,036		
ASSESSED VALUE		346,532		
TOTAL EXEMPTION VALUE	HX HB	50,722		
BASE TAXABLE VALUE		295,810		
TOTAL JUST VALUE		519,568		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		489,995		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702789	CO ISSUED	0	10/25/2017
17002789	NEW CONSTR	301,393	05/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2715/1628	6/03/2024	TD U	I	11	100	
GRANTOR: CONN PATRICK LIVING T						
GRANTEE: CONN PATRICK T						
2155/0846	10/31/2017	WD Q	I	02	361,600	
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CONN PATRICK LIVING						

EXTRA FEATURES															BLD DATE		LGL DATE	
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	BLD DATE	LGL DATE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395		04/23/2025	MLU
2	0855	CONC PAVER	0	100	12	36.00	SF	10.00	10.00	100	2017	2017	3	96	346			
3	0855	CONC PAVER	0	100	0	512.00	SF	10.00	10.00	100	2017	2017	3	96	4,915			
4	0911	SCRN RM A	0	100	16	12	192.00	SF	17.50	100	2017	2017	3	74	2,486			
5	0855	CONC PAVER	0	100	16	12	192.00	SF	10.00	100	2017	2017	3	96	1,843			
6	0462	ST/AL FNC	0	100	174	0	696.00	SF	10.00	100	2017	2017	3	81	5,638			
TOTALS															18,623			

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							