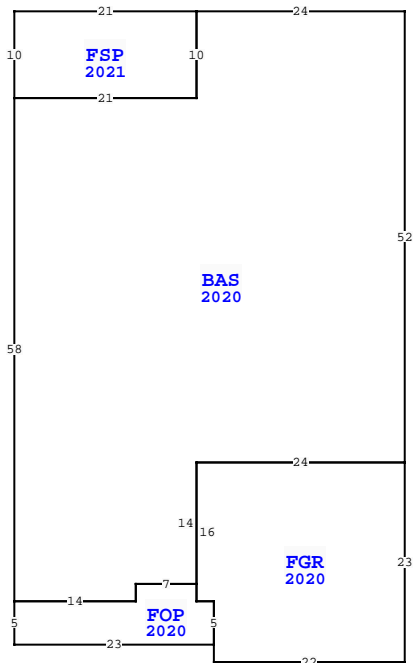


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	13	STAND SEAM	10
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	2,452	100	2020
FGR	538	55	2020
FOP	129	30	2020
FSP	210	40	2021
TOTALS	3,329		

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	111.5780	147.28	422,841	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2025 Heated Area: 2452 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			416,498
TOTAL MARKET OB/XF VALUE			73,324
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			574,822
SOH/AGL Deduction			0
ASSESSED VALUE			574,822
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			524,100
TOTAL JUST VALUE			574,822
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			546,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104514	SCRN ENCLSR	12,865	04/13/2021
B2012756	SWIM POOL	70,000	12/21/2020
C205804	CO ISSUED	0	07/06/2020
B2001468	NEW CONSTR	335,031	02/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2714/488	4/24/2024	WD Q	Q	I	01	650,000
GRANTOR: PLOURDE DANIEL R & KA						
GRANTEE: SMITH TERESA JAN						
2394/1079	9/21/2020	WD Q	Q	I	01	349,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PLOURDE DANIEL R &						

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	702.00	SF	10.00	10.00	100	2020	2020	3	98	6,880	
2	0911	SCRN RM A	0	100	37	1,295.00	SF	17.50	17.50	100	2021	2021	3	90	20,396	
3	0861	POOL GUNIT	0	100	0	375.00	SF	85.00	85.00	100	2021	2021	3	93	29,644	
4	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
5	0855	CONC PAVER	0	100	0	920.00	SF	10.00	10.00	100	2021	2021	3	99	9,108	
6	0462	ST/AL FNC	0	100	140	560.00	SF	10.00	10.00	100	2021	2021	3	93	5,208	
7	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

TOTAL OB/XF												73,324												
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							

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

BUILDING DIMENSIONS											
BAS=[YR=2020] W24 FSP=[YR=2021] W21 S10 E21 N10 \$ S10 W21 S58 FOP=[YR=2020] S5 E23 FGR=[YR=2020] S2 E22 N23 W24 S16 E2 S5 \$ N5 W2 N2 W7 S2 W14 \$ E14 N2 E7 N14 E24 N52 \$.											

LAND DESCRIPTION												TOTAL OB/XF												73,324				
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											