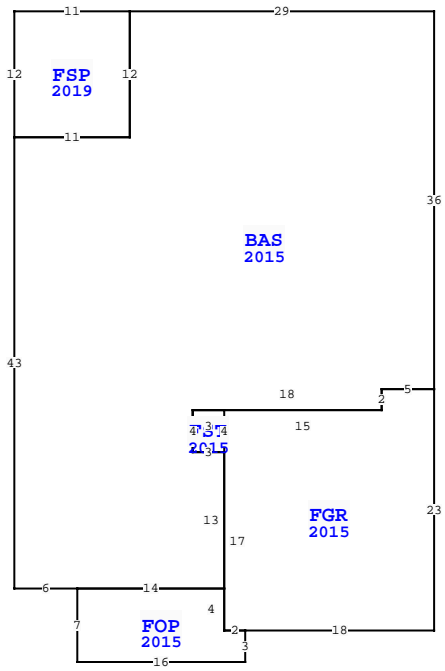


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	14	CARPET 30			
Air Condition	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	4144.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,706	100	2015	1,706	189,258
FGR	442	55	2015	243	26,958
FOP	104	30	2015	31	3,439
FSP	132	40	2019	53	5,879
FST	12	55	2015	7	776
TOTALS	2,396			2,040	226,311

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,040	115.7380	115.74	236,110	2015	2015	0	0	4.15	95.85
1 SINGLE FAM - 100% - 2020 Heated Area: 1706 HX Base Yr 2020											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		226,311	
TOTAL MARKET OB/XF VALUE		49,723	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		361,034	
SOH/AGL Deduction		110,299	
ASSESSED VALUE		250,735	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		200,013	
TOTAL JUST VALUE		361,034	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		352,881	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2013227	SWIM POOL-SOLAR H	4,600	01/06/2021
B2001544	SWIM POOL	32,000	02/20/2020
B1530691	CO ISSUED	0	10/19/2015
B1530691	NEW CONSTR	214,800	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/1097	11/14/2020	WD	U	I	11	100
GRANTOR: KELLY MADELINE						
GRANTEE: KELLY MADELINE TRUS						
2328/1994	12/27/2019	WD	Q	I	02	257,900
GRANTOR: NOVELLO JOSEPH						
GRANTEE: KELLY MADELINE						

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	0810	CONCRETE A	0	100	8	3			24.00	SF	6.50	2015	2015	3	95	148
2	0811	CONCRETE B	0	100	0	0			609.00	SF	5.20	2015	2015	3	95	3,008
3	0476	VF 6 SBPL	0	100	0	0			140.00	LF	32.00	2016	2016	3	89	3,987
4	0470	VNYL GATE	0	100	0	0			2.00	UT	300.00	2016	2016	3	89	534
5	0855	CONC PAVER	0	100	0	0			400.00	SF	10.00	2016	2016	3	95	3,800
6	1134	LANDSCP BL	0	100	20	0			60.00	SF	3.00	2016	2016	3	99	178
7	0861	POOL GUNIT	0	100	28	14			392.00	SF	85.00	2020	2020	3	90	29,988
8	0855	CONC PAVER	0	100	0	0			649.00	SF	10.00	2020	2020	3	98	6,360
9	0871	POOL HTR R	0	100	0	0			1.00	UT	2,000.00	2020	2020	3	86	1,720
TOTAL OB/XF															49,723	

LAND DESCRIPTION																								
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							