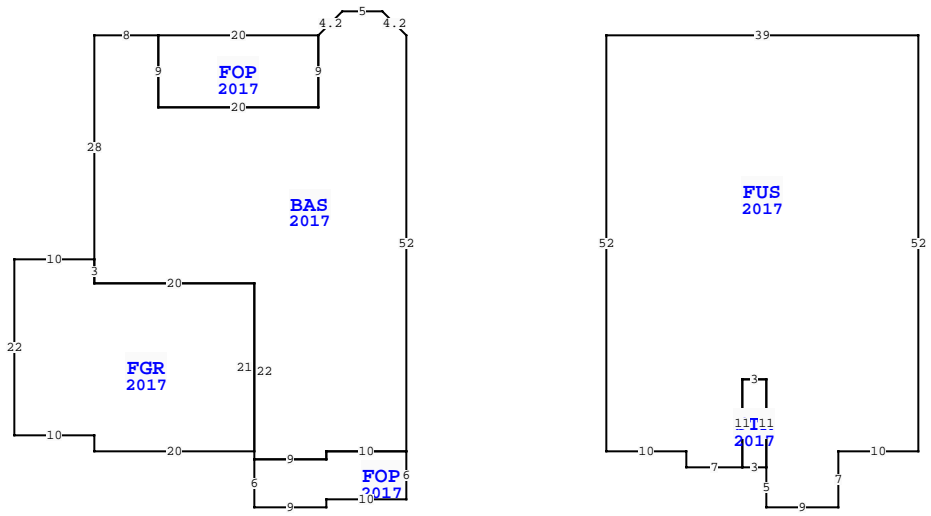


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,461	100	2017
FGR	640	55	2017
FOP	114	30	2017
FOP	180	30	2017
FUS	2,078	100	2017
STR	33	10	2017
TOTALS	4,506		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,982	107.1630	107.16	426,711	2017	2017	0	0	3.05	96.95
1 SINGLE FAM - 100% - 2021 Heated Area: 3539 HX Base Yr 2021											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			413,696
TOTAL MARKET OB/XF VALUE			62,426
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			561,122
SOH/AGL Deduction			139,795
ASSESSED VALUE			421,327
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			370,605
TOTAL JUST VALUE			561,122
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			534,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1900397	SCRN ENCLSRE	24,139	01/01/2019
18010307	XFOB	45,000	10/11/2018
B1807612	SWIM POOL	45,000	10/01/2018
B1633178	CO ISSUED	0	07/25/2017
B1633178	NEW CONSTR	435,384	10/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/0282	7/29/2022	QC	U	I	11	100
GRANTOR: ARNOLD DANIELLE						
GRANTEE: ARNOLD MICAH						
2336/1418	1/30/2020	WD	Q	I	02	439,000
GRANTOR: BROWN JEFFREY S & FAB						
GRANTEE: ARNOLD DANIELE & M						

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	5	7		6.50	6.50	100	2017	2017	3	96	218	
2	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2017	2017	3	96	4,324	
3	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2018	2018	3	92	4,946	
4	0470	VNYL GATE	0	100	0	0		300.00	300.00	100	2018	2018	3	92	552	
5	0911	SCRN RM A	0	100	0	0		17.50	17.50	100	2019	2019	3	82	15,441	
6	0861	POOL GUNIT	0	100	0	0		85.00	85.00	100	2019	2019	3	87	24,034	
7	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2019	2019	3	97	7,285	
8	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2019	2019	3	97	5,626	
TOTALS															62,426	

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							