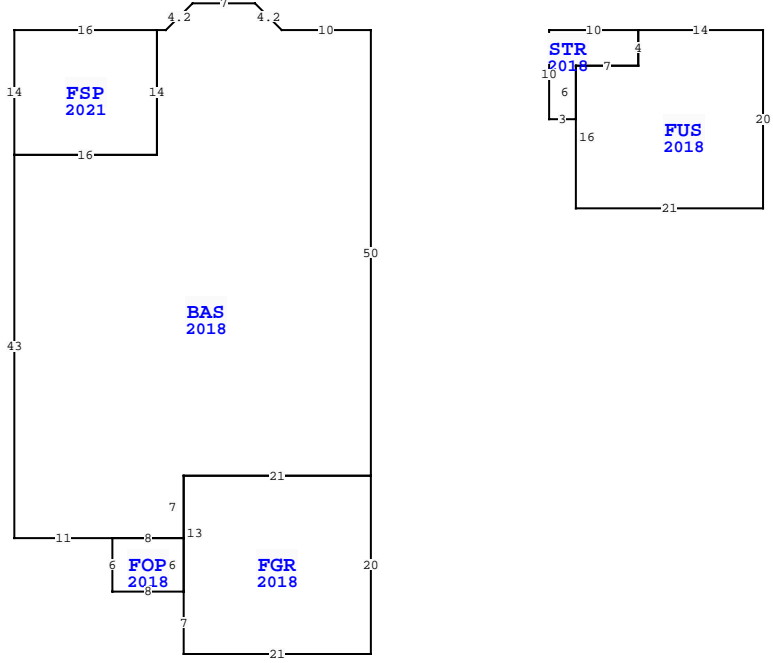


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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	1,939	100	2018
FGR	420	55	2018
FOP	48	30	2018
FSP	224	40	2021
FUS	392	100	2018
STR	58	10	2018
TOTALS	3,081		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,672	122.0688	122.07	326,171	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 0% - 0 Heated Area: 2331 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			318,017
TOTAL MARKET OB/XF VALUE			3,349
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			406,366
SOH/AGL Deduction			0
ASSESSED VALUE			406,366
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			406,366
TOTAL JUST VALUE			406,366
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			382,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004939	CO ISSUED	0	05/16/2018
B1706251	NEW CONSTR	289,979	07/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1968	10/30/2020	WD	Q	I	02	306,000
GRANTOR: HILL EDWARD & LILIAN						
GRANTEE: JIANG XIAO Y & CHEN						
2197/0388	5/15/2018	WD	Q	I	01	279,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HILL EDWARD & LILIA						

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	0811	CONCRETE B	0	0	0	664.00	SF	5.20	5.20	100	2018	2018	3	97	3,349	

BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
BAS=[YR=2018] W10 L3 U3 W7 D3 L3 W1 FSP=[YR=2021] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR=E20 STR=[YR=2018] E10 FUS=[YR=2018] E14 S20 W21 N16 E7 N4\$ S4 W7 S6 W3 N10 \$ W20\$.	

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							