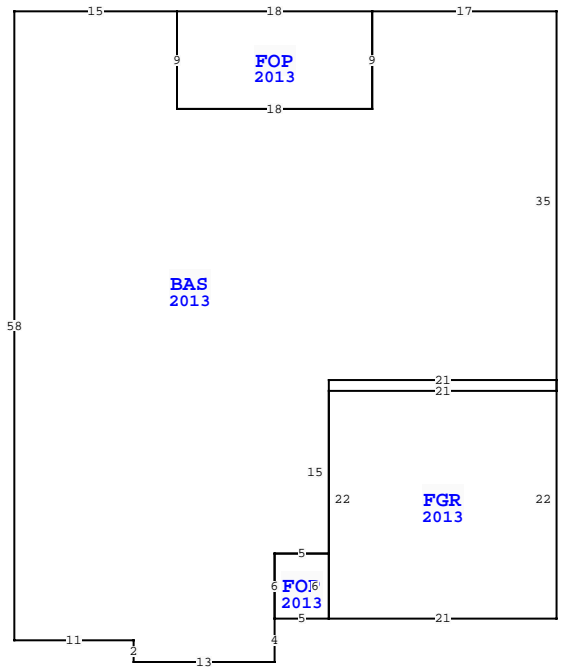




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 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	4067.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,241	100	2013
FGR	462	55	2013
FOP	30	30	2013
FOP	162	30	2013
TOTALS	2,895		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
SINGLE FAM - 100% - 2018			Heated Area: 2241			HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	283,148		
TOTAL MARKET OB/XF VALUE	5,251		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	373,399		
SOH/AGL Deduction	120,820		
ASSESSED VALUE	252,579		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	201,857		
TOTAL JUST VALUE	373,399		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	350,735		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327263	CO ISSUED	0	02/14/2014
B1327263	NEW CONSTR	0	06/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2118/0688	5/02/2017	WD Q	Q	I	01	252,500
GRANTOR: TODD JOHN D JR & CRY S						
GRANTEE: ALSAHWI RAMI Y & LI						
1921/1166	5/30/2014	SW Q	Q	I	02	227,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: TODD JOHN D JR & CR						

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	100	0	674.00	SF	5.20	5.20	100	2013	2013	3	93	3,259	
2	0476	VF 6 SBPL	0	100	0	75.00	LF	32.00	32.00	100	2013	2013	3	83	1,992	

BLD DATE 03/29/2023 NW LGL DATE
XF DATE LAND DATE 04/23/2025 MLU
INC DATE AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2013] W17 FOP=[YR=2013] W18 S9 E18 N9 \$ S9 W18 N9 W15 S58 E11 S2 E13 N4 FOP=[YR=2013] E5 FGR=[YR=2013] E21 N22 W21 S22 \$ N6 W5 S6 \$ N6 E5 N15 E21 N35 \$.	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							