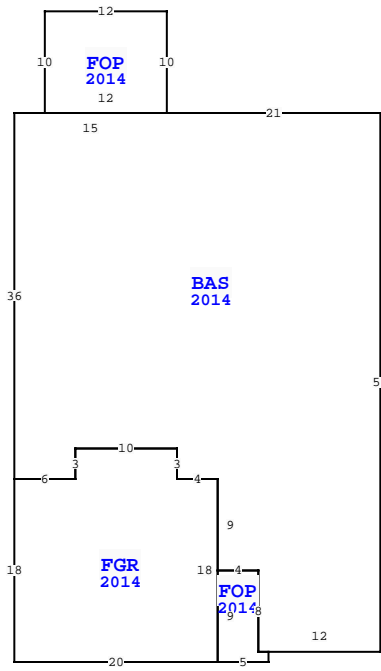


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	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	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,506	100	2014
FGR	390	55	2014
FOP	37	30	2014
FOP	120	30	2014
TOTALS	2,053		

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%	- 2016		218,560	2014	2014	0	0	4.65	95.35
				Heated Area: 1506			HX Base Yr 2016				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			208,397
TOTAL MARKET OB/XF VALUE			4,130
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			277,527
SOH/AGL Deduction			115,422
ASSESSED VALUE			162,105
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			111,383
TOTAL JUST VALUE			277,527
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428358	CO ISSUED	0	06/16/2014
B1428358	NEW CONSTR	181,873	02/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1933/0395	7/31/2014	WD Q	Q	I	02	155,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SCHUMAN SEAN O						
1877/1569	9/03/2013	SW Q	Q	V	05	263,000
GRANTOR: BWC LAND LLC						
GRANTEE: D R HORTON INC-JACK						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	676.00	SF	6.50	6.50	

TOTAL OB/XF										4,130														
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	65,000.00	65,000.00	65,000							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
BAS=[YR=2014] W21 FOP=[YR=2014] N10 W12 S10 E12 \$ W15 S36	
FGR=[YR=2014] S18 E20 FOP=[YR=2014] E5 N1 W1 N8 W4 S9 \$ N18	
W4 N3 W10 S3 W6 \$ E6 N3 E10 S3 E4 S9 E4 S8 E12 N53 \$.	

LAND DESCRIPTION		TOTAL OB/XF		4,130																				
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	65,000.00	65,000.00	65,000							