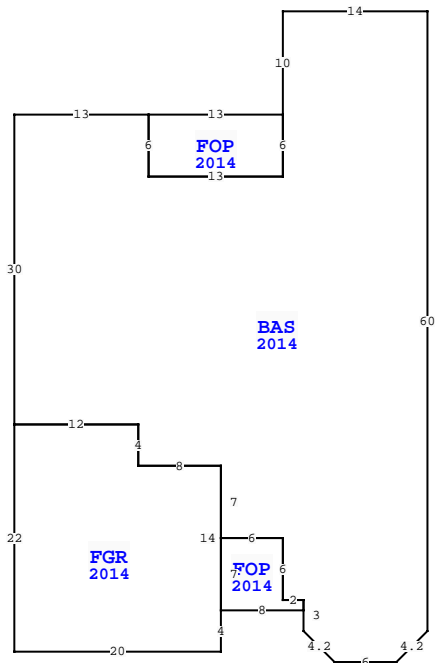




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	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
BAS	1,661	100
FGR	408	55
FOP	44	30
FOP	78	30
TOTALS	2,191	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,921	115.3509	115.35	221,587	2014	2014	0	0	0	4.65	95.35
1 SINGLE FAM - 100% - 2020 Heated Area: 1661 HX Base Yr 2020												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			211,283
TOTAL MARKET OB/XF VALUE			3,959
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			280,242
SOH/AGL Deduction			90,148
ASSESSED VALUE			190,094
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			139,372
TOTAL JUST VALUE			280,242
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428168	CO ISSUED	0	06/16/2014
B1428168	NEW CONSTR	202,179	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2280/1513	6/07/2019	WD Q	Q	I	02	205,000
GRANTOR: GOLDBERG DANIEL M						
GRANTEE: FALK GALEN G & LUCE						
1948/0110	11/14/2014	WD Q	Q	I	02	155,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: GOLDBERG DANIEL 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							
1	0810	CONCRETE A	0	100	0	0		648.00	SF	6.50		6.50	100	2014	2014	3	94	3,959	

TOTAL OB/XF												
3,959												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2014] W14 S10 FOP=[YR=2014] W13 S6 E13 N6 \$ S6 W13 N6 W13 S30 FGR=[YR=2014] S22 E20 N4 FOP=[YR=2014] E8 N1 W2 N6 W6 S7 \$ N14 W8 N4 W12 \$ E12 S4 E8 S7 E6 S6 E2 S3 D3 R3 E6 U3 R3 N60 \$.												

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	65,000.00	65,000.00	65,000							