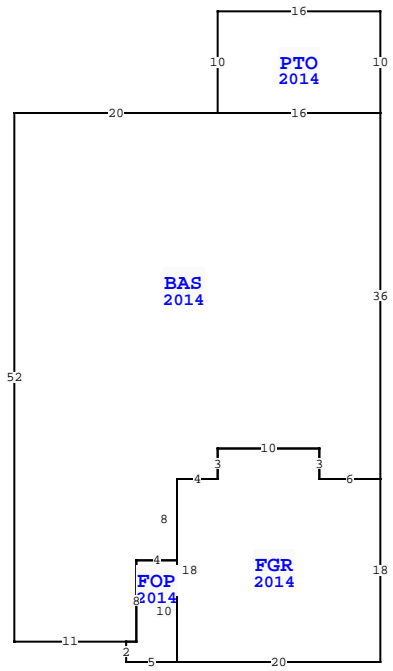


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	10 ABOVE AVG 70				
Exterior Wall	16 WD FR STUC 30				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 70				
Interior Floor	11 CLAY TILE 30				
Air Condition	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	2014	1,490	171,395
FGR	390	55	2014	214	24,617
FOP	42	30	2014	13	1,495
PTO	160	5	2014	8	920
TOTALS	2,082			1,725	198,427

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0		208,104	2014	2014	0	0	4.65	95.35
Heated Area: 1490						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			198,427
TOTAL MARKET OB/XF VALUE			3,075
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			266,502
SOH/AGL Deduction			19,148
ASSESSED VALUE			247,354
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			247,354
TOTAL JUST VALUE			266,502
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428276	CO ISSUED	0	06/25/2014
B1428276	NEW CONSTR	182,715	02/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2368/1004	6/08/2020	WD	U	I	11	100
GRANTOR: AHMAD IFTIKHAR & NADI						
GRANTEE: AHMAD FAMILY REVOCA						
2254/1407	2/06/2019	WD	Q	I	01	187,000
GRANTOR: SMITH ERIN W						
GRANTEE: AHMAD IFTIKHAR & NA						

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	0		5.20	100	2014	2014	3	94	3,075	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2014] W16 S10 BAS=[YR=2014] W20 S52 E11 FOP=[YR=2014] S2 E5 FGR=[YR=2014] E20 N18 W6 N3 W10 S3 W4 S18 \$ N10 W4 S8 W1 \$ E1 N8 E4 N8 E4 N3 E10 S3 E6 N36 W16 \$ E16 N10 \$.	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							