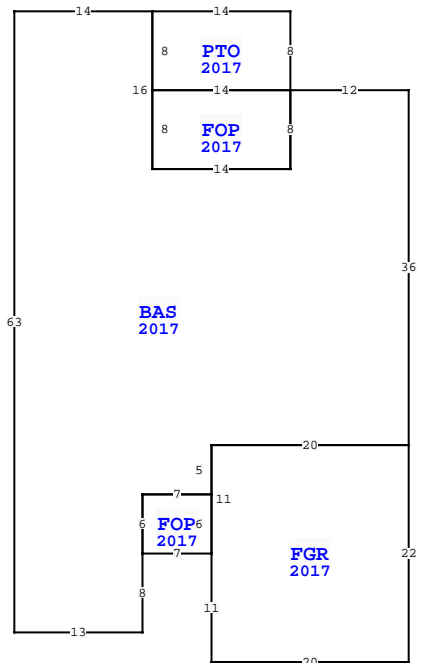


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,722	100
FGR	440	55
FOP	42	30
FOP	112	30
PTO	112	5
TOTALS	2,428	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,017	113.1900	113.19	228,304	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1722 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			221,455
TOTAL MARKET OB/XF VALUE			9,703
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			296,158
SOH/AGL Deduction			41,717
ASSESSED VALUE			254,441
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			203,719
TOTAL JUST VALUE			296,158
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706906	CO ISSUED	0	01/05/2018
B1706906	NEW CONSTR	219,220	08/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/1520	10/20/2021	WD	Q	I	01	329,000
GRANTOR: COSPER CODY J & TRESK						
GRANTEE: SILVA SHELLY						
2168/1172	12/29/2017	WD	Q	I	01	212,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: COSPER CODY JAMES &						

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	0810	CONCRETE A	0	100	18	3			54.00	6.50	100	2017	2017	3	96	337
2	0810	CONCRETE A	0	100	0	0			650.00	SF 6.50	100	2017	2017	3	96	4,056
3	0476	VF 6 SBPL	0	100	0	0			175.00	LF 32.00	100	2017	2017	3	90	5,040
4	0470	VNYL GATE	0	100	0	0			1.00	UT 300.00	100	2017	2017	3	90	270

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

BUILDING DIMENSIONS
BAS=[YR=2017] W12 PTO=[YR=2017] N8 W14 S8 E14\$
FOP=[YR=2017] W14 S8 E14 N8 \$ S8 W14 N16 W14 S63 E13 N8
FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N22 W20 S11\$ N6 W7
S6\$ N6 E7 N5 E20 N36\$.

LAND DESCRIPTION																								
TOTAL OB/XF 9,703																								
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							