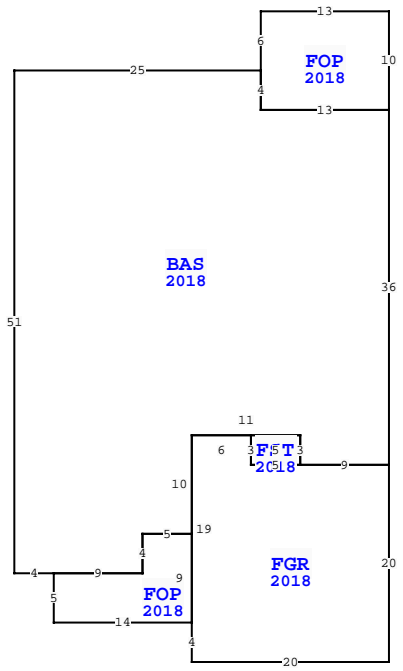




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	70	
Exterior Wall	16		WD FR STUC	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR 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	06		Quality Level	06	
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	04	
NEIGHBORHOOD/LOC	4035.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100	2018	1,613	204,400
FGR	418	55	2018	230	29,146
FOP	90	30	2018	27	3,422
FOP	130	30	2018	39	4,942
FST	15	55	2018	8	1,013
TOTALS	2,266			1,917	242,923

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,917	130.1685	130.17	249,536	2018	2018	0	0	2.65	97.35
1 SINGLE FAM - 100% - 2019										Heated Area: 1613	HX Base Yr 2019



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			242,923
TOTAL MARKET OB/XF VALUE			3,173
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			331,096
SOH/AGL Deduction			134,849
ASSESSED VALUE			196,247
TOTAL EXEMPTION VALUE	HX HB WX SX		105,722
BASE TAXABLE VALUE			90,525
TOTAL JUST VALUE			331,096
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1711221	CO ISSUED	0	03/16/2018
B1711221	NEW CONSTR	212,037	12/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2416/0878	12/03/2020	QC	U	I	11	100
GRANTOR: JOHNSON CAROL ANN						
GRANTEE: JOHNSON STEPHEN M &						
2187/1892	4/03/2018	WD	Q	I	02	225,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JOHNSON CAROL ANN						

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	584.00	SF	5.20	5.20	100	2018	2018	3	97	2,946	
2	0810	CONCRETE A	0	100	0	36.00	SF	6.50	6.50	100	2018	2018	3	97	227	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/25/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2018] W13 S6 BAS=[YR=2018] W25 S51 E4 FOP=[YR=2018] S5 E14 FGR=[YR=2018] S4 E20 N20 W9 FST=[YR=2018] N3 W5 S3 E5 \$ W5 N3 W6 S19\$ N9 W5 S4 W9\$ E9 N4 E5 N10 E11 S3 E9 N36 W13 N4\$ S4 E13 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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							