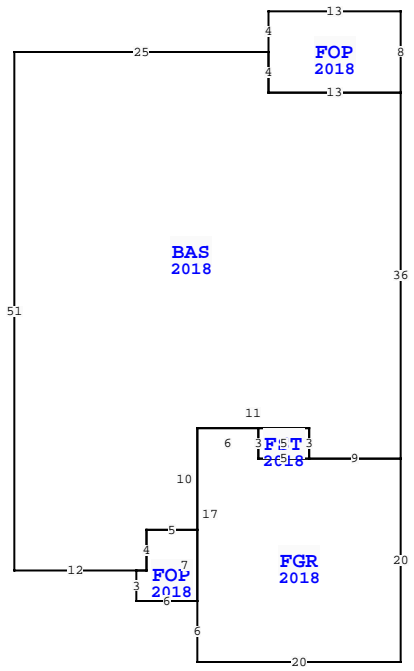


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
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
BAS	1,613	100	2018
FGR	418	55	2018
FOP	38	30	2018
FOP	104	30	2018
FST	15	55	2018
TOTALS	2,188		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,893	137.4940	137.49	260,269	2018	2018	0	0	2.65	97.35
1 SINGLE FAM - 100% - 2023 Heated Area: 1613 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		253,372	
TOTAL MARKET OB/XF VALUE		3,173	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		341,545	
SOH/AGL Deduction		128,970	
ASSESSED VALUE		212,575	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		161,853	
TOTAL JUST VALUE		341,545	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		320,121	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005465	SCREEN ENCLOSURE	15,590	05/20/2025
C1804067	CO ISSUED	0	07/06/2018
B1804067	NEW CONSTR	215,479	04/23/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2214/1595	7/27/2018	WD Q	Q	I	01	217,100

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: KING GORDON D & DEB

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	

BUILDING NOTES			

BUILDING DIMENSIONS											
FOP=[YR=2018] W13 S4 BAS=[YR=2018] W25 S51 E12 FOP=[YR=2018] S3 E6 FGR=[YR=2018] S6 E20 N20 W9 FST=[YR=2018] N3 W5 S3 E5 S W5 N3 W6 S17S N7 W5 S4 W1S E1 N4 E5 N10 E11 S3 E9 N36 W13 N4S S4 E13 N8S.											

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							