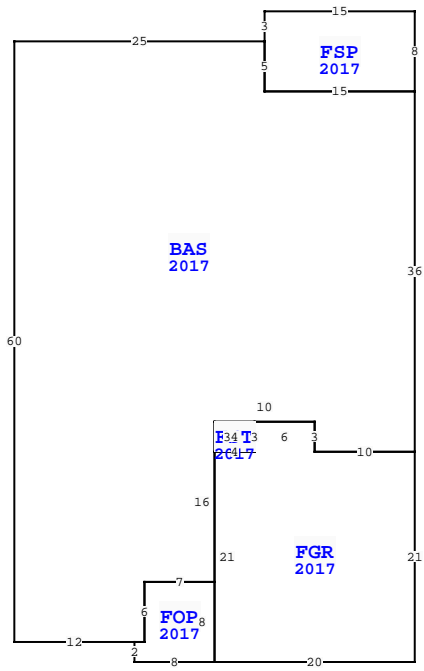


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	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
BAS	1,873	100	2017
FGR	438	55	2017
FOP	58	30	2017
FSP	120	40	2017
FST	12	55	2017
TOTALS	2,501		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,186	129.0415	129.04	282,081	2017	2017	0	0	0	3.15
1 SINGLE FAM - 100% - 2018 Heated Area: 1873 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			273,195
TOTAL MARKET OB/XF VALUE			3,188
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			361,383
SOH/AGL Deduction			130,034
ASSESSED VALUE			231,349
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			175,627
TOTAL JUST VALUE			361,383
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1701966	CO ISSUED	0	06/07/2017
B1701966	SEDA	237,801	03/10/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2134/1448	7/17/2017	WD Q	Q	I	02	221,400

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: COPELAND RICHARD T

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	605.00	SF	5.20	5.20	100	2017	2017	3	96	3,020	
2	0810	CONCRETE A	0	100	0	27.00	SF	6.50	6.50	100	2017	2017	3	96	168	

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2017] W15 S3 BAS=[YR=2017] W25 S60 E12 FOP=[YR=2017] S2 E8 FGR=[YR=2017] E20 N21 W10 N3 W6 FST=[YR=2017] W4 S3 E4 N3\$ S3 W4 S21\$ N8 W7 S6 W1\$ E1 N6 E7 N16 E10 S3 E10 N36 W15 N5\$ S5 E15 N8\$.											

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							