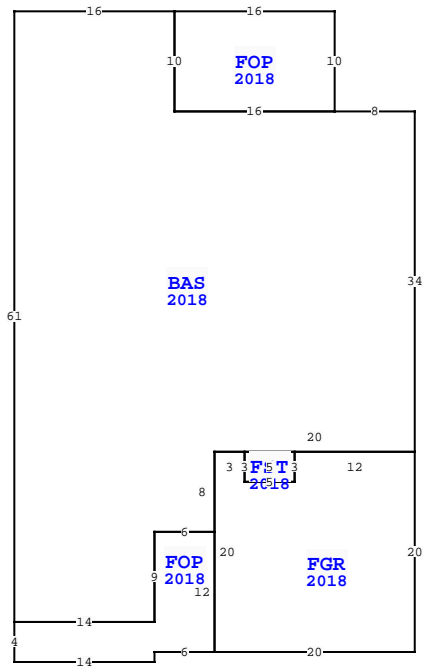




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
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	1,806	100	2018	1,806	227,220
FGR	385	55	2018	212	26,672
FOP	128	30	2018	38	4,781
FOP	160	30	2018	48	6,039
FST	15	55	2018	8	1,006
TOTALS	2,494			2,112	265,719

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		272,532	2018	2018	0	0	2.50	97.50
Heated Area: 1806 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			265,719
TOTAL MARKET OB/XF VALUE			3,103
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			353,822
SOH/AGL Deduction			47,058
ASSESSED VALUE			306,764
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			306,764
TOTAL JUST VALUE			353,822
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			331,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709194	CO ISSUED	0	02/05/2018
B1709194	NEW CONSTR	232,149	10/18/2017
B1709194	NEW CONSTR	232,149	10/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2384/1121	7/30/2020	QC	U	I	11	100
GRANTOR: CORREA AMELIA & RAUL						
GRANTEE: CORREA RAUL & AMELI						
2180/1640	2/28/2018	WD	Q	I	01	224,300
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CORREA AMELIA & RAU						

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	589.00	SF	5.20	5.20	100	2018	2018	3	97	2,971	
2	0810	CONCRETE A	0	0	0	21.00	SF	6.50	6.50	100	2018	2018	3	97	132	

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

BUILDING NOTES	
BAS=[YR=2018] W8 FOP=[YR=2018] N10W16 S10 E16\$ W16 N10 W16 S61 FOP=[YR=2018] S4 E14 N1 E6 FGR=[YR=2018] E20 N20 W12 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W3 S20\$ N12 W6 S9 W14\$ E14 N9 E6 N8 E20 N34\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,103							
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	85,000.00	85,000.00	85,000							