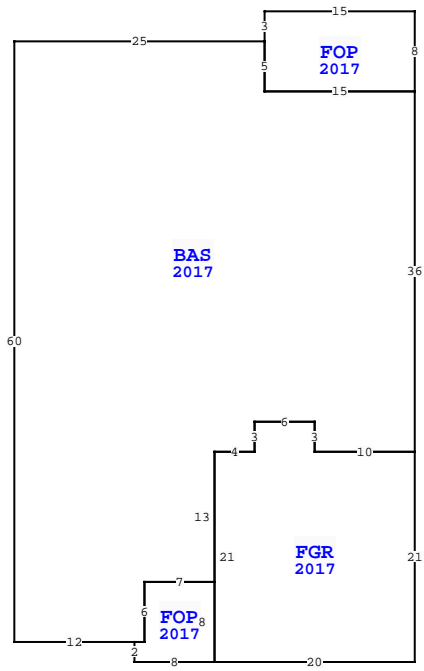


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	31 HARDIE BRD 70				
Exterior Wall	16 WD FR STUC 30				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	11 CLAY TILE 50				
Interior Floor	14 CARPET 50				
Air 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	1,885	100	2017	1,885	235,578
FGR	438	55	2017	241	30,119
FOP	58	30	2017	17	2,125
FOP	120	30	2017	36	4,499
TOTALS	2,501			2,179	272,321

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,179	129.0415	129.04	281,178	2017	2017	0	0	0	96.85
1 SINGLE FAM - 100% - 2021 Heated Area: 1885 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			272,321
TOTAL MARKET OB/XF VALUE			6,805
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			364,126
SOH/AGL Deduction			121,452
ASSESSED VALUE			242,674
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			191,952
TOTAL JUST VALUE			364,126
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705239	CO ISSUED	0	09/21/2017
B1705239	NEW CONSTR	237,801	06/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2372/0475	6/29/2020	WD Q	Q	I	01	260,000
GRANTOR: SMITH COLIN K & JESSI						
GRANTEE: MILLER MICHAEL						
2153/1963	10/25/2017	WD Q	Q	V	01	223,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SMITH COLIN K						

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	21.00	SF	6.50	6.50	100	2017	2017	3	96	131	
3	0476	VF 6 SBPL	0	100	0	50.00	LF	32.00	32.00	100	2017	2017	3	90	1,440	
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	
5	0462	ST/AL FNC	0	100	0	240.00	SF	10.00	10.00	100	2017	2017	3	81	1,944	
TOTAL OB/XF 6,805																

BUILDING NOTES	

BUILDING DIMENSIONS
 FOP=[YR=2017] W15 S3 BAS=[YR=2017] W25 S60 E12 FOP=[YR=2017] S2 E8 FGR=[YR=2017] E20 N21 W10 N3 W6 S3 W4 S21\$ N8 W7 S6 W1\$ E1 N6 E7 N13 E4 N3 E6 S3 E10 N36 W15 N5\$ S5 E15 N8\$.

LAND DESCRIPTION		TOTAL OB/XF 6,805																						
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							