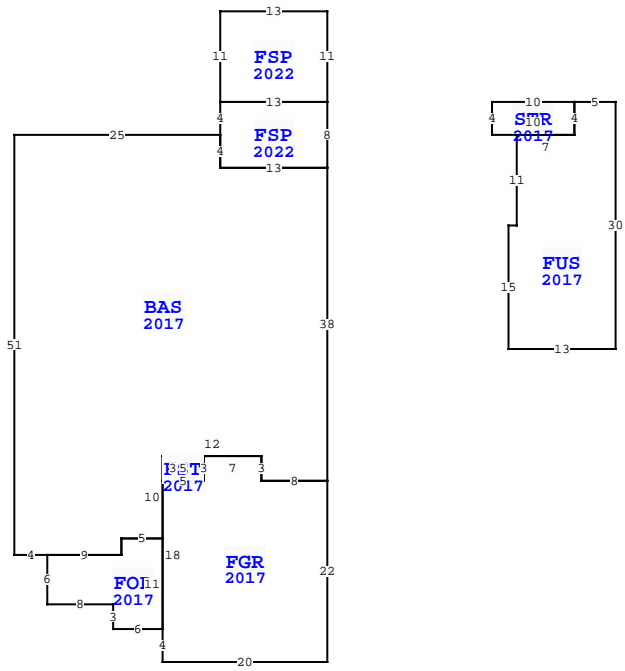


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	1,660	100	2017
FGR	461	55	2017
FOP	112	30	2017
FSP	104	40	2022
FSP	143	40	2022
FST	15	55	2017
FUS	347	100	2017
STR	40	10	2017
TOTALS	2,882		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,406	132.4225	132.42	318,603	2017	2017	0	0	0	96.85
1 SINGLE FAM - 100% - 2021 Heated Area: 2007 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			308,567
TOTAL MARKET OB/XF VALUE			7,762
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			401,329
SOH/AGL Deduction			126,797
ASSESSED VALUE			274,532
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			223,810
TOTAL JUST VALUE			401,329
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			377,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015952	ADDITION	4,191	11/17/2021
AP164289	CO ISSUED	0	01/31/2017
B1633305	NEW CONSTR	252,313	10/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/0253	8/07/2020	WD Q	Q	I	01	290,000
GRANTOR: HOBART JEREMIAH M & E						
GRANTEE: ORR RANDALL M & JER						
2117/1481	4/17/2017	WD Q	Q	I	01	245,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HOBART JEREMIAH M &						

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	0810	CONCRETE A	0	100	11	3	SF	6.50	6.50	100	2017	2017	3	96	206	
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2017	2017	3	96	3,669	
3	0476	VF 6 SBPL	0	100	0	0	LF	32.00	32.00	100	2020	2020	3	95	1,702	
4	0470	VNYL GATE	0	100	0	0	UT	300.00	300.00	100	2020	2020	3	95	285	
5	0462	ST/AL FNC	0	100	50	0	SF	10.00	10.00	100	2022	2022	3	95	1,900	
TOTAL OB/XF															7,762	

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

BUILDING DIMENSIONS			
FSP=[YR=2022]	N11	W13	S11
BAS=[YR=2017]	W25	S51	E4
FOP=[YR=2017]	S4	E20	N22
FGR=[YR=2017]	W8	N3	W7
FST=[YR=2017]	W5	S3	E5
N3\$	S3	W5	S18\$
N11	W5	S2	W9\$
E9	N2	E5	N10
E12S3	E8	N38	W13
N4\$	S4	E13	N8\$
PTR=	E20	STR=[YR=2017]	E10
FUS=[YR=2017]	E5	S30	W13
N15	E1	N11	E7
N4\$	S4	W10	N4\$
W20\$			

LAND DESCRIPTION																								
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							