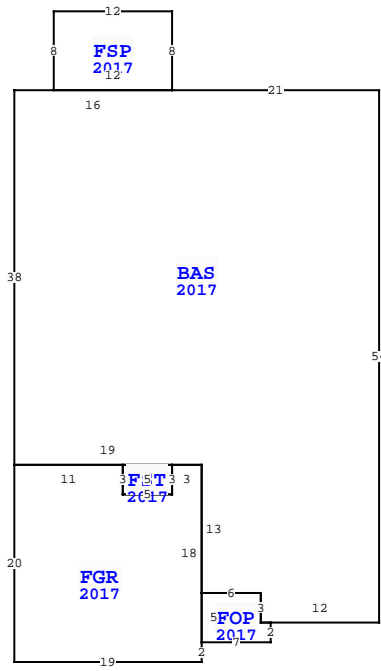


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	70	
Exterior Wall	16	WD FR STUC	30	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	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			

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2018		251,619	2017	2017	0	0	3.15	96.85
					Heated Area: 1676	HX Base Yr 2018					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	2017	1,676	211,293
FGR	365	55	2017	201	25,340
FOP	32	30	2017	10	1,261
FSP	96	40	2017	38	4,790
FST	15	55	2017	8	1,008
TOTALS	2,184			1,933	243,693

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	589.00	SF	5.20	5.20	100	2017	2017	3	96	2,940	
2	0810	CONCRETE A	0	100	0	27.00	SF	6.50	6.50	100	2017	2017	3	96	168	

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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			243,693
TOTAL MARKET OB/XF VALUE			3,108
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			331,801
SOH/AGL Deduction			120,626
ASSESSED VALUE			211,175
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			155,453
TOTAL JUST VALUE			331,801
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706057	NEW CONSTR	213,061	07/07/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2162/0603	11/30/2017	WD Q	Q	I	02	213,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BAKER KEVIN & DOLOR

BUILDING NOTES	
BAS=[YR=2017] W21 FSP=[YR=2017] N8 W12 S8 E12\$ W16 S38 FGR=[YR=2017] S20 E19 N2 FOP=[YR=2017] E7 N2 W1 N3 W6 S5\$ N18 W3 FST=[YR=2017] W5 S3 E5 N3\$ S3 W5 N3 W11\$ E19 S13 E6 S3 E12 N54\$.	