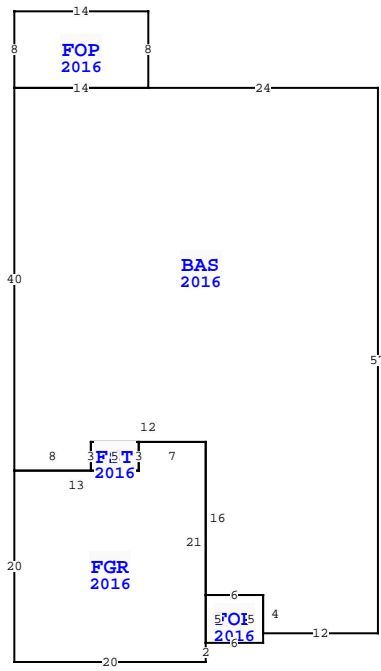




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	70		
Exterior Wall	16	WD FR STUC	30		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	60		
Interior Floor	11	CLAY TILE	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR 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	1,766	100	2016	1,766	218,988
FGR	421	55	2016	232	28,768
FOP	30	30	2016	9	1,116
FOP	112	30	2016	34	4,216
FST	15	55	2016	8	992
TOTALS	2,344			2,049	254,081

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%	- 2023		263,706	2016	2016	0	0	3.65	96.35
					Heated Area: 1766	HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			254,081
TOTAL MARKET OB/XF VALUE			3,686
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			342,767
SOH/AGL Deduction			13,733
ASSESSED VALUE			329,034
TOTAL EXEMPTION VALUE	13		329,034
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			342,767
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632536	CO ISSUED	0	11/16/2016
B1632536	NEW CONSTR	222,362	06/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/1860	8/09/2019	WD Q	Q	I	01	252,000
GRANTOR: FAGAN ANDREA M & GLOR						
GRANTEE: FORD HOPE M						
2090/1090	12/16/2016	WD Q	Q	I	01	210,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: FAGAN ANDREA M & GL						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W24 FOP=[YR=2016] N8 W14 S8 E14\$ W14 S40	
FGR=[YR=2016] S20 E20 N2 FOP=[YR=2016] E6 N5 W6 S5\$ N21 W7	
FST=[YR=2016] W5 S3 E5 N3\$ S3 W13\$ E8 N3 E12 S16 E6 S4 E12 N57\$.	

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	8	3			6.50	100	2016	2016	3	95	148	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2016	2016	3	95	3,538	

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							