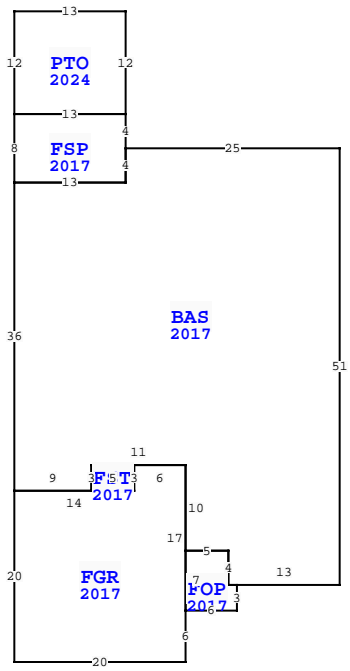


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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											
1 SINGLE FAM - 100% - 2019			Heated Area: 1613			HX Base Yr 2019					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100	2017	1,613	203,350
FGR	418	55	2017	230	28,996
FOP	38	30	2017	11	1,387
FSP	104	40	2017	42	5,295
FST	15	55	2017	8	1,008
PTO	156	5	2024	8	1,008
TOTALS	2,344			1,912	241,045

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	39.00	SF	6.50	6.50	100	2017	2017	3	96	243	
3	0911	SCRN RM A	0	100	0	156.00	SF	17.50	17.50	100	2024	2020		97	2,648	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

TOTAL OB/XF																			
										5,831									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		241,045	
TOTAL MARKET OB/XF VALUE		5,831	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		331,876	
SOH/AGL Deduction		118,426	
ASSESSED VALUE		213,450	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		162,728	
TOTAL JUST VALUE		331,876	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,119	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705759	NEW CONSTR	206,686	06/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2154/1144	10/27/2017	WD Q	Q	I	02	215,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: FOURNIER CHRISTINE

BUILDING NOTES									
BAS=[YR=2017;ORIG=0,0] W25 S4 W13 S36 E9 N3 E11 S10 E5 S4 E13 N51 \$ FGR=[YR=2017;ORIG=-38,40] S20 E20 N6 N17 W6 S3 W14 \$ FSP=[YR=2017;ORIG=-25,0] N4 W13 S8 E13 N4 \$ FOP=[YR=2017;ORIG=-18,54] E6 N3 W1 N4 W5 S7 \$ FST=[YR=2017;ORIG=-24,37] W5 S3 E5 N3 \$ PTO=[YR=2024;ORIG=-38,-16] E13 S12 W13 N12 \$									