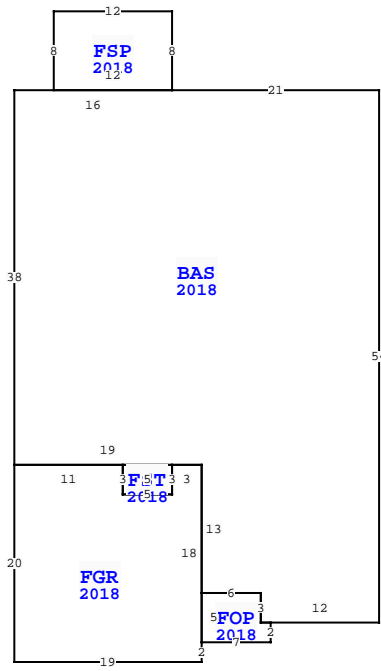


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,676	100	2018
FGR	365	55	2018
FOP	32	30	2018
FSP	96	40	2018
FST	15	55	2018
TOTALS	2,184		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,933	131.6336	131.63	254,441	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1676 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			248,080
TOTAL MARKET OB/XF VALUE			3,114
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			336,194
SOH/AGL Deduction			121,033
ASSESSED VALUE			215,161
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			164,439
TOTAL JUST VALUE			336,194
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804284	CO ISSUED	0	07/24/2018
B1804284	NEW CONSTR	222,067	04/27/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/1496	8/16/2018	WD Q	Q	I	02	215,800

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: DEAN IRENE O

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	584.00	SF	5.20	5.20	100	2018	2018	3	97	2,946	
2	0810	CONCRETE A	0	100	0	27.00	SF	6.50	6.50	100	2017	2017	3	96	168	

BUILDING NOTES	
BLD DATE: 04/25/2025 MLU	

BUILDING DIMENSIONS	
BAS=[YR=2018] W21 FSP=[YR=2018] N8 W12 S8 E12\$ W16 S38 FGR=[YR=2018] S20 E19 N2 FOP=[YR=2018] E7 N2 W1 N3 W6 S5\$ N18 W3 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W11\$ E19 S13 E6 S3 E12 N54\$.	

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							