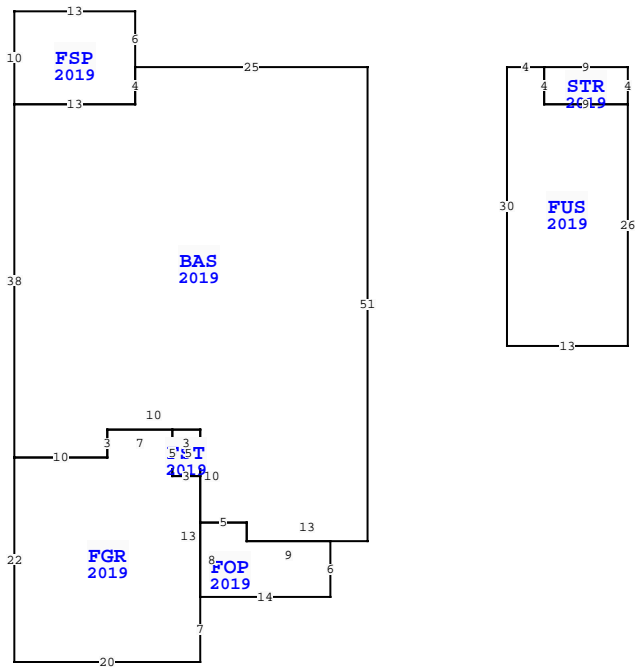


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4035.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,666	100	2019
FGR	455	55	2019
FOP	94	30	2019
FSP	130	40	2019
FST	15	55	2019
FUS	354	100	2019
STR	36	10	2019
TOTALS	2,750		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,362	136.1416	136.14	321,563	2019	2019	0	0	2.00	98.00	
1 SINGLE FAM - 0% - 2023 Heated Area: 2020 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			315,132
TOTAL MARKET OB/XF VALUE			3,279
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			403,411
SOH/AGL Deduction			0
ASSESSED VALUE			403,411
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			403,411
TOTAL JUST VALUE			403,411
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			379,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907750	CO ISSUED	0	11/26/2019
B1907750	NEW CONSTR	273,797	07/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/0903	10/28/2022	WD	Q	I	01	410,000
GRANTOR: LYLE PENELOPE POTTER						
GRANTEE: TRAN ANH & NGOC MY						
2325/0153	12/12/2019	WD	Q	I	02	271,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: LYLE PENELOPE POTTE						

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	0	12	3	SF	6.50	6.50	100	2019	2019	3	97	227	
2	0811	CONCRETE B	0	0	0		SF	5.20	5.20	100	2019	2019	3	97	3,052	

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

BUILDING DIMENSIONS												
BAS=[YR=2019] W25 FSP=[YR=2019] N6 W13 S10 E13 N4\$ S4 W13 S38 FGR=[YR=2019] S22 E20 N7 FOP=[YR=2019] E14 N6 W9 N2 W5 S8\$ N13 FST=[YR=2019] N5 W3 S5 E3\$ W3 N5 W7 S3 W10\$ E10 N3 E10 S10 E5 S2 E13 N51\$ PTR= E15 FUS=[YR=2019] E4 STR=[YR=2019] E9 S4 W9 N4\$ S4 E9 S26 W13 N30\$ W15\$.												

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	DPHT 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								