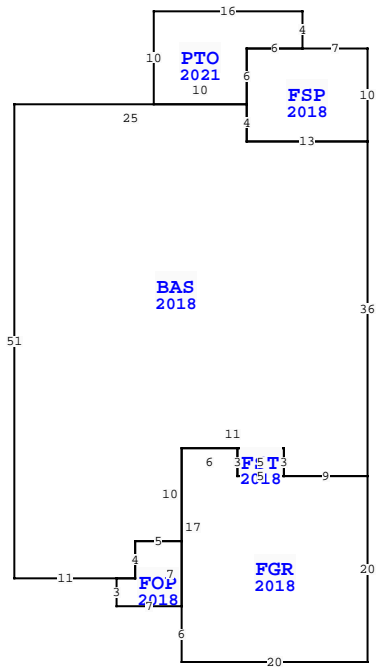


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	60		
Interior Floo	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		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	4035.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100	2018	1,613	207,011
FGR	418	55	2018	230	29,518
FOP	41	30	2018	12	1,541
FSP	130	40	2018	52	6,674
FST	15	55	2018	8	1,027
PTO	124	5	2021	6	770
TOTALS	2,341			1,921	246,539

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%	- 2025		Heated Area: 1613					HX Base Yr 2025	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			246,539
TOTAL MARKET OB/XF VALUE			6,763
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			338,302
SOH/AGL Deduction			30,458
ASSESSED VALUE			307,844
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			257,122
TOTAL JUST VALUE			338,302
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900031	CO ISSUED	0	01/03/2019
B180651	NEW CONSTR	246,886	09/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2712/1915	5/15/2024	WD Q	Q	I	01	415,000
GRANTOR: GALARZA TAMI L						
GRANTEE: FLOT JENNIFER						
2262/0281	3/15/2019	WD Q	Q	I	02	236,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GALARZA TAMI L						

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	0	0		445.00	6.50	100	2018	2018	3	97	2,806	
2	0462	ST/AL FNC	0	100	102	0		408.00	10.00	100	2020	2020	3	90	3,672	
3	0463	FENCE GATE	0	100	0	0		1.00	300.00	100	2020	2020	3	95	285	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2018] W7 PTO=[YR=2021] N4 W16 S10 E10 N6 E6\$ W6 S6 BAS=[YR=2018] W25 S51E11 FOP=[YR=2018] S3 E7 FGR=[YR=2018] S6 E20 N20 W9 FST=[YR=2018] N3 W5 S3 E5\$ W5 N3 W6 S17\$ N7 W5 S4 W2\$ E2 N4 E5 N10 E11 S3 E9 N36 W13 N4\$ S4 E13 N10\$.	

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							