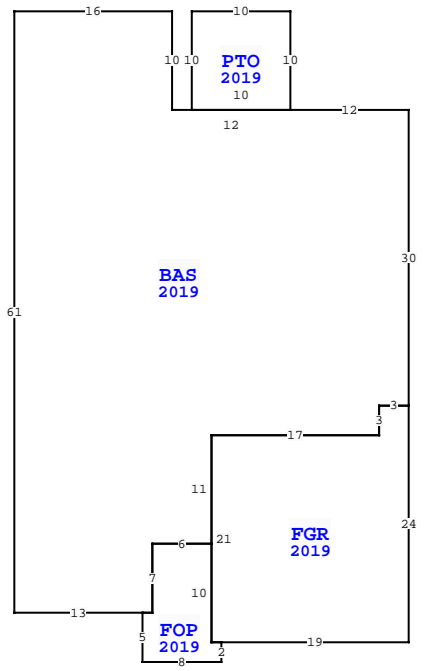


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	70	
Exterior Wall	16		WD FR STUC	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR 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	4035.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,789	100	2019	1,789	227,867
FGR	429	55	2019	236	30,060
FOP	79	30	2019	24	3,057
PTO	100	5	2019	5	637
TOTALS	2,397			2,054	261,621

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%	- 2020							
					Heated Area: 1789	HX Base Yr 2020					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			261,621
TOTAL MARKET OB/XF VALUE			2,950
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			349,571
SOH/AGL Deduction			117,166
ASSESSED VALUE			232,405
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			181,683
TOTAL JUST VALUE			349,571
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903312	CO ISSUED	0	06/27/2019
B1903312	NEW CONSTR	244,251	04/12/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2414/1775	12/04/2020	QC	U	I	11	100
GRANTOR: MIRZAKHANOV AGASHIRIN						
GRANTEE: MIRZAKHANOV AGASHIRIN						
2354/1219	4/16/2020	QC	U	I	11	100
GRANTOR: MIRZAKHANOV AGASHIRIN						
GRANTEE: MIRZAKHANOV FILLIP						

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	2019	2019	3	97	151	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2019	2019	3	97	2,799	
TOTALS															2,950	

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							