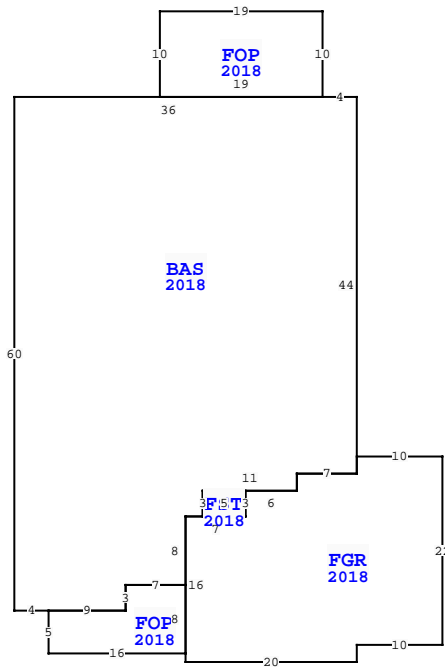


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating 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
BAS	2,091	100	2018
FGR	613	55	2018
FOP	101	30	2018
FOP	190	30	2018
FST	15	55	2018
TOTALS	3,010		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,523	126.7392	126.74	319,765	2018	2018	0	0	2.65	97.35
1 SINGLE FAM - 100% - 2019 Heated Area: 2091 HX Base Yr 2019											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			311,291
TOTAL MARKET OB/XF VALUE			10,626
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			406,917
SOH/AGL Deduction			155,018
ASSESSED VALUE			251,899
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			201,177
TOTAL JUST VALUE			406,917
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			383,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C180550	CO ISSUED	0	09/13/2018
B180550	NEW CONSTR	283,303	06/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2235/0453	11/02/2018	WD Q	Q	I	02	275,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: GIACCO KENNETH & DE

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	998.00	SF	5.20	5.20	100	2018	2018	3	97	5,034	
2	0462	ST/AL FNC	0	100	150	600.00	SF	10.00	10.00	100	2018	2018	3	84	5,040	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

BUILDING NOTES			
BLD DATE: 04/25/2025 MLU			

BUILDING DIMENSIONS
BAS=[YR=2018] W4 FOP=[YR=2018] N10 W19 S10 E19\$ W36 S60 E4 FOP=[YR=2018] S5 E16 FGR=[YR=2018] S1 E20 N2 E10 N22 W10 S2 W7 S2 W6FST=[YR=2018] W5 S3 E5 N3 \$ S3 W7 S16\$ N8 W7 S3 W9\$ E9 N3 E7 N8 E2 N3 E11 N2 E7 N44\$.

LAND DESCRIPTION																								
TOTAL OB/XF 10,626																								
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							