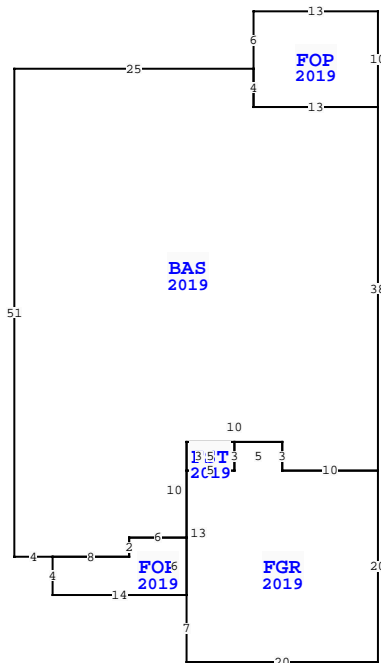


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
BAS	1,664	100
FGR	415	55
FOP	68	30
FOP	130	30
FST	15	55
TOTALS	2,292	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,959	130.1685	130.17	255,003	2019	2019	0	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2020 Heated Area: 1664 HX Base Yr 2020													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			249,903
TOTAL MARKET OB/XF VALUE			9,980
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			344,883
SOH/AGL Deduction			116,944
ASSESSED VALUE			227,939
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			172,217
TOTAL JUST VALUE			344,883
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900797	CO ISSUED	0	05/14/2019
B1900797	NEW CONSTR	227,589	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2279/1599	5/31/2019	WD Q	Q	I	02	245,900

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: ELSWICK MARGARET A

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	11	3	33.00	SF	6.50	6.50	100	2019	2019	3	97	208	
2	0810	CONCRETE A	0 100	0	0	611.00	SF	6.50	6.50	100	2019	2019	3	97	3,852	
3	0462	ST/AL FNC	0 100	162	0	648.00	SF	10.00	10.00	100	2019	2019	3	87	5,638	
4	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

BUILDING NOTES			

**BUILDING DIMENSIONS**  
FOP=[YR=2019] W13 S6 BAS=[YR=2019] W25 S51 E4 FOP=[YR=2019] S4 E14 FGR=[YR=2019] S7 E20 N20 W10 N3 W5 FST=[YR=2019] W5 S3 E5 N3\$ S3 W5 S13\$ N6 W6 S2 W8\$ E8 N2 E6 N10 E10 S3 E10 N38 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	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							