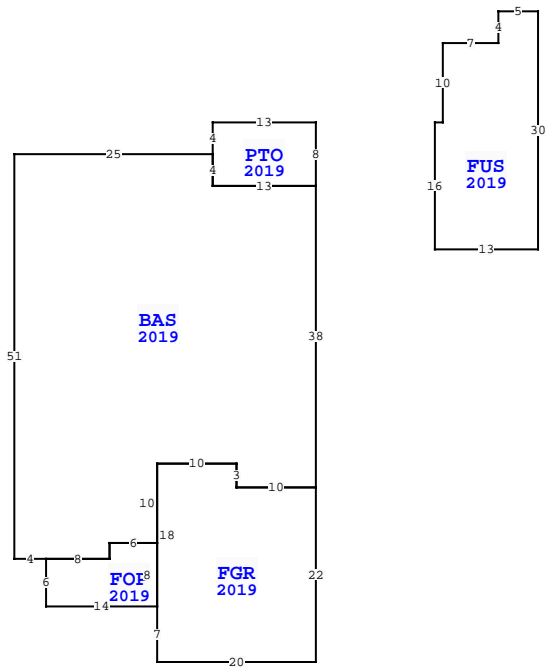




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LVT/LAMMT	60		
Interior Floor	14	CARPET	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.5	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2019	1,664	198,850
FGR	470	55	2019	258	30,832
FOP	96	30	2019	29	3,465
FUS	348	100	2019	348	41,586
PTO	104	5	2019	5	598
TOTALS	2,682			2,304	275,331

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,304	121.9414	121.94	280,950	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2020										Heated Area: 2012	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			275,331
TOTAL MARKET OB/XF VALUE			4,048
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			364,379
SOH/AGL Deduction			121,605
ASSESSED VALUE			242,774
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			192,052
TOTAL JUST VALUE			364,379
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900737	CO ISSUED	0	01/23/2019
B1810493	NEW CONSTR	267,347	10/17/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2253/1663	2/01/2019	WD Q	Q	I	02	245,500

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: STASH ANDREW W III

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

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2019] W13 S4 BAS=[YR=2019] W25 S51 E4 FOP=[YR=2019] S6 E14 FGR=[YR=2019] S7 E20 N22 W10 N3 W10 S18\$ N8 W6 S2 W8\$ E8 N2 E6 N10 E10 S3 E10 N38 W13 N4\$ S4 E13 N8\$ PTR= E15 FUS=[YR=2019] E1 N10 E7 N4 E5 S30 W13 N16\$ W15\$.	

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	14	3			6.50	100	2019	2019	3	97	265	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2019	2019	3	97	3,783	

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							