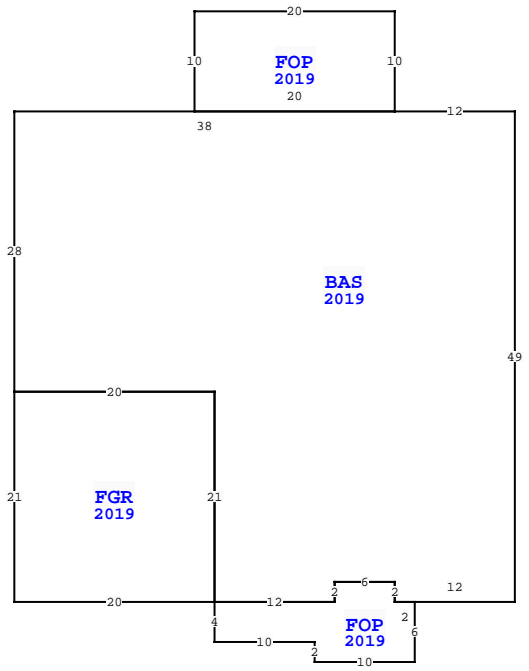


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,018	100	2019	2,018	252,960
FGR	420	55	2019	231	28,956
FOP	112	30	2019	34	4,262
FOP	200	30	2019	60	7,522
TOTALS	2,750			2,343	293,699

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,343	127.9145	127.91	299,693	2019	2019	0	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2021 Heated Area: 2018 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			293,699
TOTAL MARKET OB/XF VALUE			3,632
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			382,331
SOH/AGL Deduction			26,379
ASSESSED VALUE			355,952
TOTAL EXEMPTION VALUE	13		355,952
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			382,331
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			359,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811183	CO ISSUED	0	02/19/2019
B1811183	NEW CONSTR	268,863	11/07/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2263/0972	3/22/2019	WD Q	Q	I	01	269,800

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: POTTER MARK A & HIL

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	22	3			6.50	100	2019	2019	3	97	416	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2019	2019	3	97	3,216	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W12 FOP=[YR=2019] N10 W20 S10 E20\$ W38 S28	
FGR=[YR=2019] S21 E20 N21 W20\$ E20 S21 FOP=[YR=2019] S4 E10	
S2 E10 N6 W2 N2 W6 S2 W12\$ E12 N2 E6 S2 E12 N49\$.	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000									