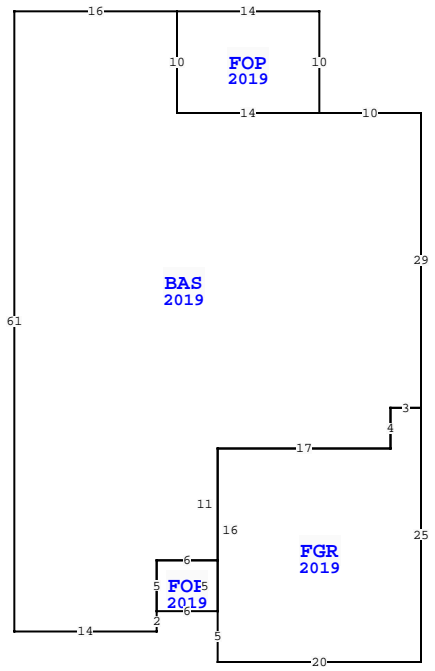


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	31 HARDIE BRD 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	11 CLAY TILE 60				
Interior Floo	14 CARPET 40				
Air Condition	03 CENTRAL 100				
Heating 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100	2019	1,786	230,389
FGR	432	55	2019	238	30,701
FOP	30	30	2019	9	1,161
FOP	140	30	2019	42	5,417
TOTALS	2,388			2,075	267,669

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,075	131.6336	131.63	273,132	2019	2019	0	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2021 Heated Area: 1786 HX Base Yr 2021												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			267,669
TOTAL MARKET OB/XF VALUE			3,073
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			355,742
SOH/AGL Deduction			118,783
ASSESSED VALUE			236,959
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			186,237
TOTAL JUST VALUE			355,742
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			333,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907547	CO ISSUED	0	10/10/2019
B1907547	NEW CONSTR	244,129	07/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2356/1297	4/23/2020	WD Q	Q	I	01	250,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CARLESS THOMAS F JR

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W10 FOP=[YR=2019] N10 W14 S10 E14\$ W14 N10 W16 S61 E14 N2 FOP=[YR=2019] E6 FGR=[YR=2019] S5 E20 N25 W3 S4 W17 S16\$ N5 W6 S5\$ N5 E6 N11 E17 N4 E3 N29\$.	

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		6.50	100	2019	2019	3	97	208	
2	0811	CONCRETE B	0	100	0	0		5.20	100	2019	2019	3	97	2,865	

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								