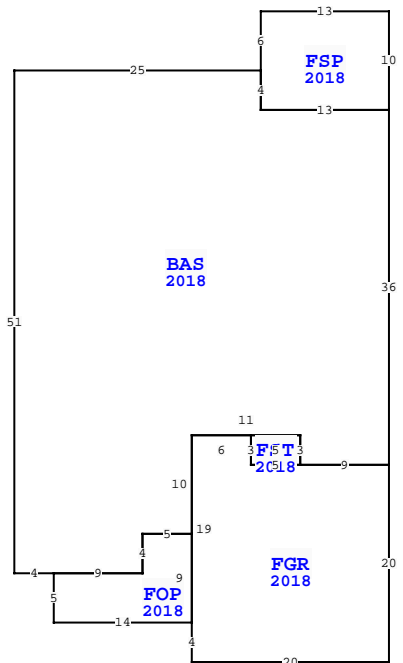


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,613	100	2018
FGR	418	55	2018
FOP	90	30	2018
FSP	130	40	2018
FST	15	55	2018
TOTALS	2,266		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,930	131.6336	131.63	254,046	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1613 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			247,695
TOTAL MARKET OB/XF VALUE			2,730
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			335,425
SOH/AGL Deduction			157,828
ASSESSED VALUE			177,597
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			126,875
TOTAL JUST VALUE			335,425
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			314,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1806421	CO ISSUED	0	09/18/2018
B1806421	NEW CONSTR	217,319	06/21/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2229/0235	10/05/2018	WD	Q	I	01	241,900

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: LIPMAN GRACE LIVING

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	433.00	SF	6.50	6.50	100	2018

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

BUILDING DIMENSIONS											
FSP=[YR=2018] W13 S6 BAS=[YR=2018] W25 S51 E4 FOP=[YR=2018] S5 E14 FGR=[YR=2018] S4 E20 N20 W9 FST=[YR=2018] N3 W5 S3 E5 \$ W5 N3 W6 S19\$ N9 W5 S4 W9\$ E9 N4 E5 N10 E11 S3 E9 N36 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							