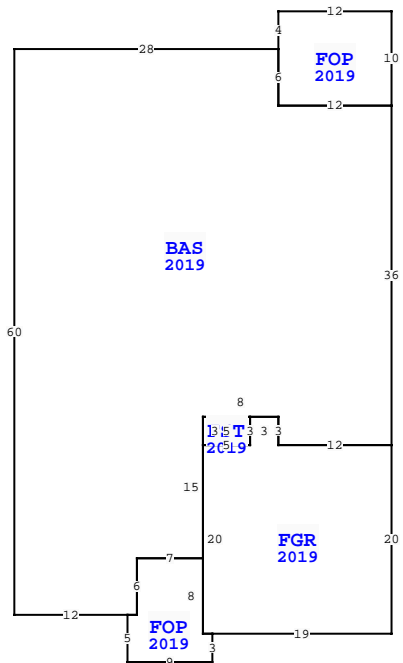


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
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	1,902	100	2019	1,902	240,525
FGR	409	55	2019	225	28,453
FOP	85	30	2019	26	3,288
FOP	120	30	2019	36	4,552
FST	15	55	2019	8	1,011
TOTALS	2,531			2,197	277,831

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,197	129.0415	129.04	283,501	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2020										Heated Area: 1902	HX Base Yr 2020



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			277,831
TOTAL MARKET OB/XF VALUE			4,016
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			366,847
SOH/AGL Deduction			122,397
ASSESSED VALUE			244,450
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			193,728
TOTAL JUST VALUE			366,847
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			344,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904385	NEW CONSTR	258,941	04/30/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/0759	8/15/2019	WD Q	Q	I	01	256,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: AUDET MARK P & ELLE						

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	7	3			6.50	100	2019	2019	3	97	132	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2019	2019	3	97	3,884	

BUILDING NOTES			

BUILDING DIMENSIONS
 FOP=[YR=2019] W12 S4 BAS=[YR=2019] W28 S60 E12
 FOP=[YR=2019] S5 E9 N3 FGR=[YR=2019] E19 N20 W12 N3 W3
 FST=[YR=2019] W5 S3 E5 N3\$ S3 W5 S20 E1\$ W1 N8 W7 S6 W1\$ E1
 N6 E7 N15 E8 S3 E12 N36 W12 N6\$ S6 E12 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	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							