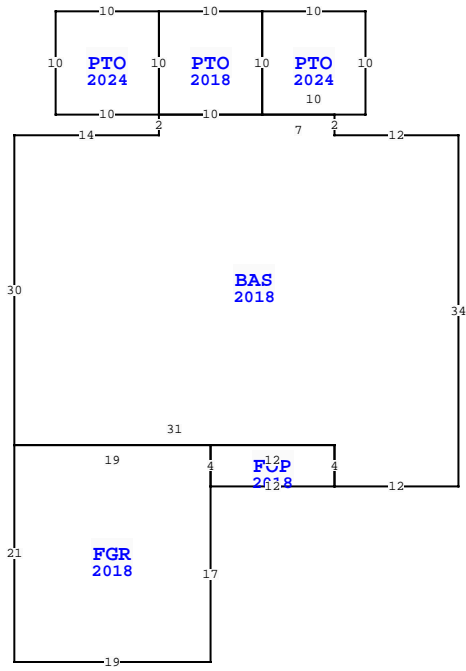


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,372	100	2018
FGR	399	55	2018
FOP	48	30	2018
PTO	100	5	2018
PTO	100	5	2024
PTO	100	5	2024
TOTALS	2,119		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,620	129.1422	170.47	276,161	2018	2018	0	0	4.50	95.50
1 SNGL FAM - 100% - 2023 Heated Area: 1372 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			263,734
TOTAL MARKET OB/XF VALUE			4,940
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			328,674
SOH/AGL Deduction			20,250
ASSESSED VALUE			308,424
TOTAL EXEMPTION VALUE	DX HX HB		55,722
BASE TAXABLE VALUE			252,702
TOTAL JUST VALUE			328,674
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705354	CO ISSUED	0	05/01/2018
B175354	NEW CONSTR	170,572	06/15/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/1803	9/02/2021	QC	U	I	11	100

GRANTOR: GUEVARA JOSE M HERNAN  
GRANTEE: NEWMAN MELISSA C  
2203/1372 6/11/2018 WD Q I 01 219,900  
GRANTOR: FRANKLIN BRENTON M  
GRANTEE: GUEVARA JOSE M H &

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES	
BAS=[YR=2018;ORIG=0,0] W12 N2 W7 W10 S2 W14 S30 E31 S4 E12 N34 \$	
FGR=[YR=2018;ORIG=-43,30] S21 E19 N17 N4 W19 \$	
PTO=[YR=2018;ORIG=-19,-2] N10 W10 S10 E10 \$	
FOP=[YR=2018;ORIG=-24,34] E12 N4 W12 S4 \$	
PTO=[YR=2024;ORIG=-29,-12] W10 S10 E10 N10 \$	
PTO=[YR=2024;ORIG=-19,-12] E10 S10 W10 N10 \$	

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	27	3		81.00	SF	6.50				6.50	100	2018	2018	3	97	511	
2	0811	CONCRETE B	0	100	0	0		878.00	SF	5.20				5.20	100	2018	2018	3	97	4,429	

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	DPTH 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		RSF	2100.00	175.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							