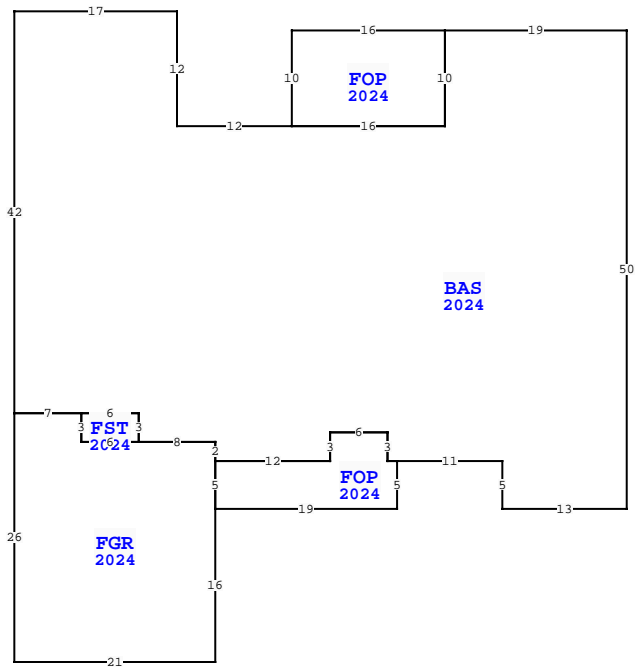




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4096.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,600	100	2024
FGR	504	55	2024
FOP	113	30	2024
FOP	160	30	2024
FST	18	55	2024
TOTALS	3,395		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,969	108.5700	143.31	425,487	2024	2024	0	0	0.00	100.00
1 SNGL FAM - 0% - 2025 Heated Area: 2600 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			425,487
TOTAL MARKET OB/XF VALUE			8,680
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			489,167
SOH/AGL Deduction			0
ASSESSED VALUE			489,167
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			489,167
TOTAL JUST VALUE			489,167
NCON VALUE			434,167
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011083	H2621 G488 P279	480,391	08/29/2023
220007077			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2663/1135	8/25/2023	WD	U	V	30	110,000

GRANTOR: SANDY RIDGE DEVELOPME
GRANTEE: SEDA CONSTRUCTION C

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/14/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=80,10] W19 S10 W16 W12 N12 W17 S42 E7 E6 S3 E8 S2 E12 N3 E6 S3 E1 E11 S5 E13 N50 \$	
FOP=[YR=2024;ORIG=45,10] E16 S10 W16 N10 \$	
FST=[YR=2024;ORIG=23,50] E6 S3 W6 N3 \$	
FGR=[YR=2024;ORIG=16,50] E7 S3 E6 E8 S2 S5 S16 W21 N26 \$	
FOP=[YR=2024;ORIG=37,55] E12 N3 E6 S3 E1 S5 W19 N5 \$	

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	0855	CONC PAVER	0	0	0	0		868.00	SF	10.00				10.00	8,680

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							