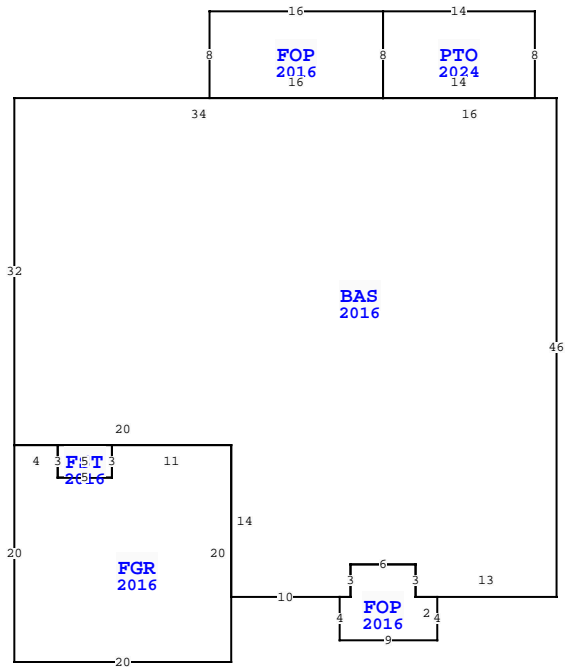


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	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	4071.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,002	100	2016
FGR	385	55	2016
FOP	54	30	2016
FOP	128	30	2016
FST	15	55	2016
PTO	112	5	2024
TOTALS	2,696		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2018								
Heated Area: 2002						HX Base Yr 2018					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			271,585
TOTAL MARKET OB/XF VALUE			4,550
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			326,135
SOH/AGL Deduction			104,189
ASSESSED VALUE			221,946
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			171,224
TOTAL JUST VALUE			326,135
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531121	CO ISSUED	0	03/09/2016
B1531121	NEW CONSTR	247,911	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2046/0997	5/16/2016	WD Q	Q	I	01	212,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MOUGHTON KATRINA K						
1666/0616	1/28/2010	WD U	V	V	30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	846.00	SF	5.20	5.20	100	2016
2	0810	CONCRETE A	0	100	0	60.00	SF	6.50	6.50	100	2016

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2016;ORIG=0,0] W16 W34 S32 E20 S14 E10 E1 N3 E6 S3 E13 N46 \$											
FGR=[YR=2016;ORIG=-50,32] S20 E20 N20 W11 S3 W5 N3 W4 \$											
FOP=[YR=2016;ORIG=-16,0] N8 W16 S8 E16 \$											
PTO=[YR=2024;ORIG=-16,-8] E14 S8 W14 N8 \$											
FOP=[YR=2016;ORIG=-20,46] S4 E9 N4 W2 N3 W6 S3 W1 \$											
FST=[YR=2016;ORIG=-41,32] W5 S3 E5 N3 \$											

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	% 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	50,000.00	50,000.00	50,000							