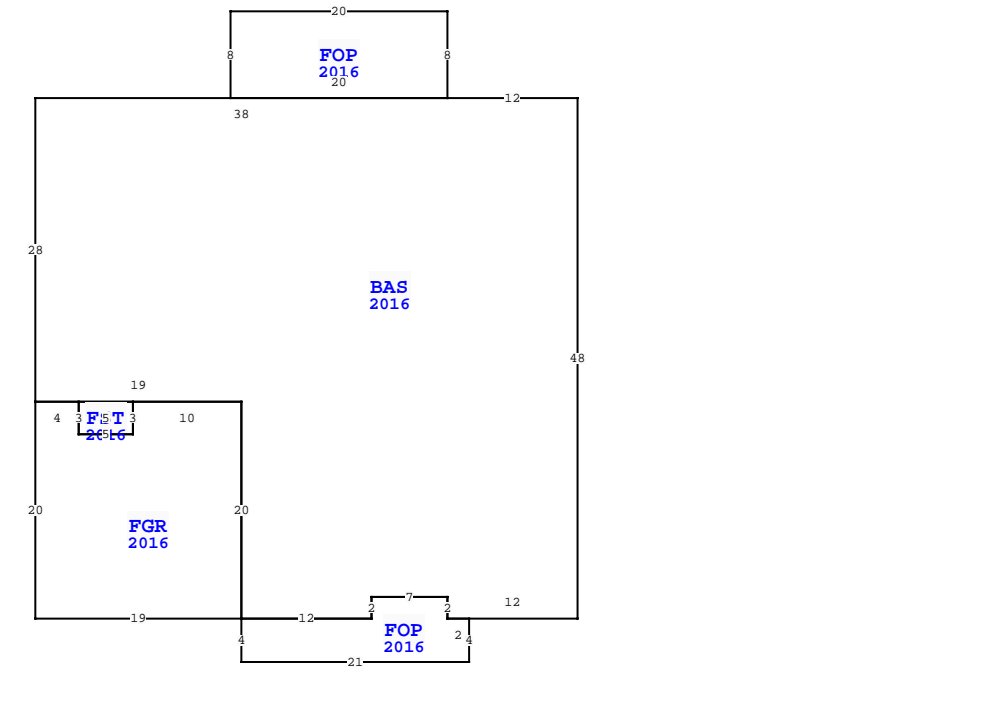




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,292	123.5192	123.52	283,108	2016	2016	0	0	0	3.50	96.50



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2016	2,006	239,109
FGR	365	55	2016	201	23,959
FOP	98	30	2016	29	3,457
FOP	160	30	2016	48	5,721
FST	15	55	2016	8	953
TOTALS	2,644			2,292	273,199

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	0	60.00	SF	6.50	6.50	100	2016	2016	3	95	371	
2	0811	CONCRETE B	0	100	0	764.00	SF	5.20	5.20	100	2016	2016	3	95	3,774	

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			273,199
TOTAL MARKET OB/XF VALUE			4,145
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			327,344
SOH/AGL Deduction			122,713
ASSESSED VALUE			204,631
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			153,909
TOTAL JUST VALUE			327,344
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631841	CO ISSUED	0	06/22/2016
B1631841	NEW CONSTR	249,532	02/23/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2071/0894	9/01/2016	WD Q	Q	I	02	205,800

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: TWEEDY SAMUEL LEE &  
1666/0616 1/28/2010 WD U V 30 2,491,000  
GRANTOR: HIDEAWAY DEVELOPMENT  
GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W12 FOP=[YR=2016] N8 W20 S8 E20\$ W38 S28 FGR=[YR=2016] S20 E19 FOP=[YR=2016] S4 E21 N4 W2 N2 W7 S2 W12\$ N20 W10 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E19 S20 E12 N2 E7 S2 E12 N48\$.	

LAND DESCRIPTION		TOTAL OB/XF															4,145							
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	50,000.00	50,000.00	50,000							