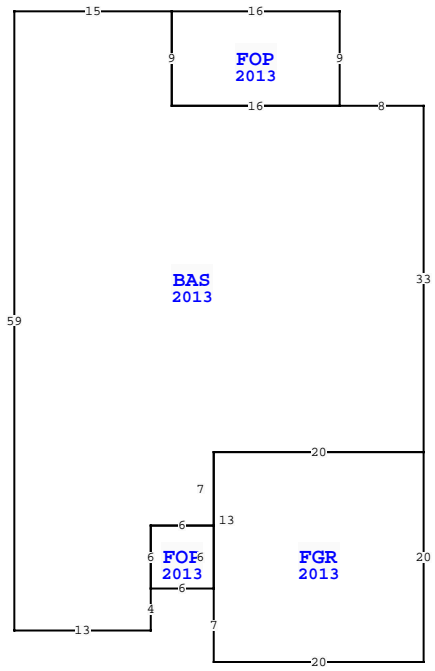


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	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	1,685	100	2013
FGR	400	55	2013
FOP	36	30	2013
FOP	144	30	2013
TOTALS	2,265		
			1,959
			236,426

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2015 Heated Area: 1685 HX Base Yr 2015											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			236,426
TOTAL MARKET OB/XF VALUE			2,495
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			288,921
SOH/AGL Deduction			109,151
ASSESSED VALUE			179,770
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			129,048
TOTAL JUST VALUE			288,921
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
N1327068	CO ISSUED	0	08/05/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/1319	10/01/2013	WD Q		I	02	172,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GINN JENNIFER LUCY						
1666/0616	1/28/2010	WD U	V		30	2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: SEDA CONSTRUCTION C						

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

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	0811	CONCRETE B	0	100	0	0			5.20	100	2013	2013	3	93	2,495	

BUILDING NOTES	
BAS=[YR=2013] W8 FOP=[YR=2013] N9 W16 S9 E16 \$ W16 N9 W15 S59 E13 N4 FOP=[YR=2013] E6 FGR=[YR=2013] S7 E20 N20 W20 S13 \$ N6 W6 S6 \$ N6 E6 N7 E20 N33 \$.	

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	DPHT 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							