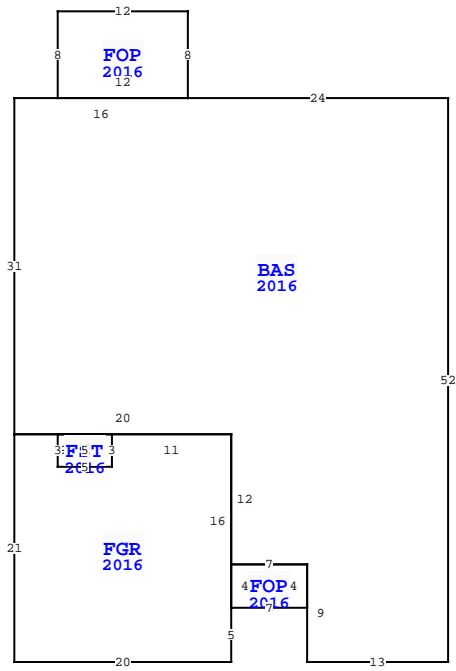


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating 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	1,597	100	2016
FGR	420	55	2016
FOP	28	30	2016
FOP	96	30	2016
FST	15	55	2016
TOTALS	2,156		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,873	125.9986	126.00	235,998	2016	2016	0	0	3.65	96.35
1 SINGLE FAM - 100% - 2018 Heated Area: 1597 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			227,384
TOTAL MARKET OB/XF VALUE			5,917
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			283,301
SOH/AGL Deduction			182,748
ASSESSED VALUE			100,553
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			49,831
TOTAL JUST VALUE			283,301
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632013	NEW CONSTR	0	04/05/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/1218	8/28/2017	WD	U	I	11	100

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: HERNANDEZ ROGELIO J  
2116/1366 4/21/2016 WD Q I 01 195,000  
GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: HERNANDEZ ROGELIO J

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W24 FOP=[YR=2016] N8 W12 S8 E12\$ W16 S31 FGR=[YR=2016] S21 E20 N5 FOP=[YR=2016] E7 N4 W7 S4\$ N16 W11 FST=[YR=2016] S3 W5 N3 E5\$ W9\$ E20 S12 E7 S9 E13 N52\$.	

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	12	3	36.00	SF	6.50	6.50	100	2016	2016	3	95	222	
2	0810	CONCRETE A	0 100	0	0	431.00	SF	6.50	6.50	100	2016	2016	3	95	2,661	
3	0476	VF 6 SBPL	0 100	0	0	78.00	LF	32.00	32.00	100	2022	2022	3	98	2,446	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							