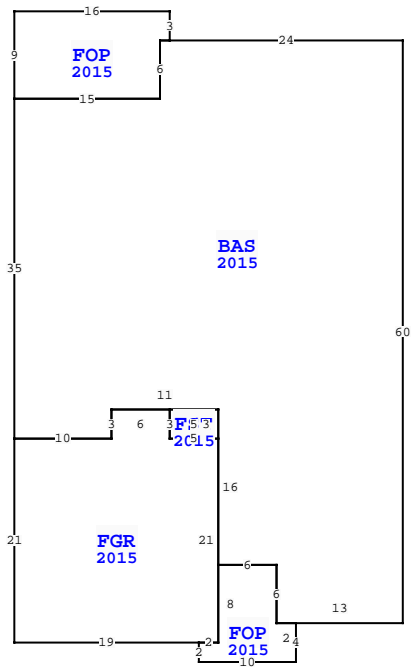




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	1,842	100	2015
FGR	459	55	2015
FOP	72	30	2015
FOP	138	30	2015
FST	15	55	2015
TOTALS	2,526		

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%	- 2017		Heated Area: 1842					HX Base Yr 2017	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			273,152
TOTAL MARKET OB/XF VALUE			5,925
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			329,077
SOH/AGL Deduction			122,046
ASSESSED VALUE			207,031
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			156,309
TOTAL JUST VALUE			329,077
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530073	CO ISSUED	0	08/27/2015
B1530073	NEW CONSTR	231,991	03/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2007/0884	10/01/2015	WD Q	Q	I	02	199,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ELLIOTT RANDY S JR						
1666/0616	1/28/2010	WD U	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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	504.00	SF	5.20	5.20	100	2015	2015	3	95	2,490	
2	0810	CONCRETE A	0	100	9	27.00	SF	6.50	6.50	100	2015	2015	3	95	167	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	
4	0471	VINYL FNC	0	100	0	108.00	LF	32.00	32.00	100	2015	2015	3	87	3,007	
TOTAL OB/XF															5,925	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W24 FOP=[YR=2015] N3 W16 S9 E15 N6 E1\$ W1 S6 W15 S3\$ FGR=[YR=2015] S21 E19 FOP=[YR=2015] S2 E10 N4 W2 N6 W6 S8 W2\$ E2 N21 FST=[YR=2015] N3 W5 S3 E5\$ W5 N3 W6 S3 W10\$ E10 N3 E11 S16 E6 S6 E13 N60\$.	

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	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							