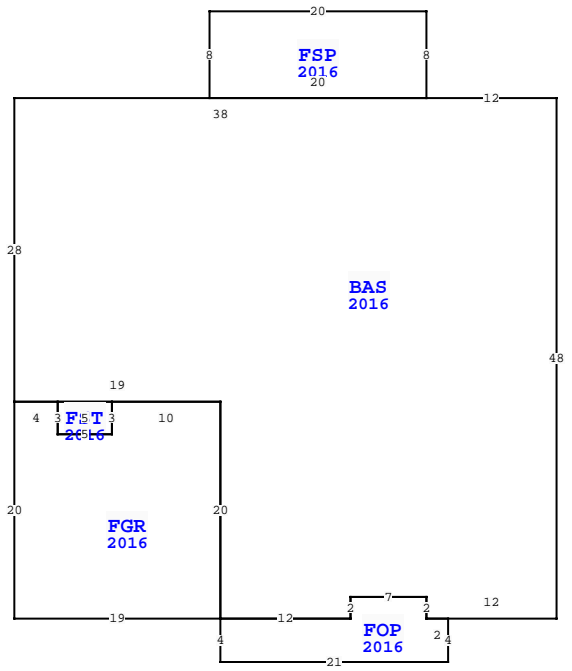


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	70
Exterior Wall	10	ABOVE AVG	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,006	100	2016
FGR	365	55	2016
FOP	98	30	2016
FSP	160	40	2016
FST	15	55	2016
TOTALS	2,644		

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: 2006						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			295,931
TOTAL MARKET OB/XF VALUE			4,891
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			350,822
SOH/AGL Deduction			123,979
ASSESSED VALUE			226,843
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			176,121
TOTAL JUST VALUE			350,822
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631659	CO ISSUED	0	05/17/2016
B1631659	NEW CONSTR	249,532	01/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2047/1867	5/20/2016	WD Q	Q	I	01	209,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROMERO JOEL & IVETT						
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
1	0810	CONCRETE A	0	100	0	60.00	SF	6.50	6.50	100	2016
2	0810	CONCRETE A	0	100	0	732.00	SF	6.50	6.50	100	2016

TOTAL OB/XF												4,891			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
05/17/2022			NW												

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2016] W12 FSP=[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												
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							