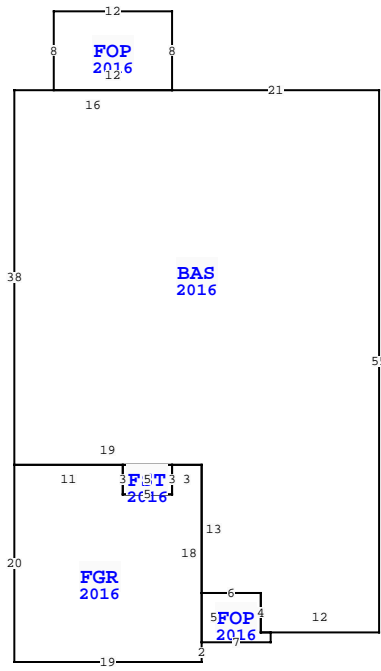




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
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	1,688	100	2016
FGR	365	55	2016
FOP	31	30	2016
FOP	96	30	2016
FST	15	55	2016
TOTALS	2,195		

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		236,825	2016	2016	0	0	3.50	96.50
					Heated Area: 1688						
						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			228,536
TOTAL MARKET OB/XF VALUE			3,464
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			282,000
SOH/AGL Deduction			106,095
ASSESSED VALUE			175,905
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			125,183
TOTAL JUST VALUE			282,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530853	CO ISSUED	0	03/29/2016
B1530853	NEW CONSTR	209,722	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2771/773	2/28/2025	LE U		I	11	100
GRANTOR: DIAMOND JIM RICHARD						
GRANTEE: WASHBURN DEBORAH GA						
2055/0365	6/15/2016	WD U		I	11	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DIAMOND JIM RICHARD						

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	8	3			24.00	100	2016
2	0810	CONCRETE A	0	100	0	0			537.00	100	2016

TOTAL OB/XF											
3,464											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C RES	100		PUD	0.00	0.00	1.00	LT		1.00

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2016] W21 FOP=[YR=2016] N8 W12 S8 E12\$ W16 S38											
FGR=[YR=2016] S20 E19 N2 FOP=[YR=2016] E7 N1 W1 N4 W6 S5\$											
N18 W3 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W11\$ E19 S13 E6											
S4 E12 N55\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	1.00