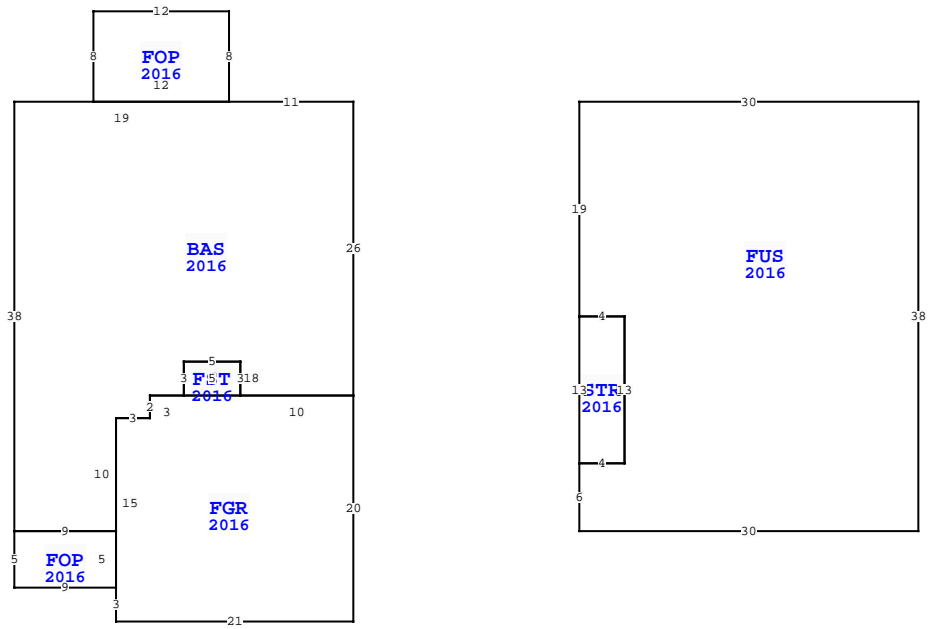


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms	4	100	
Bathrooms	2.5	100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units	0	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	894	100	2016
FGR	429	55	2016
FOP	45	30	2016
FOP	96	30	2016
FST	15	55	2016
FUS	1,088	100	2016
STR	52	10	2016
TOTALS	2,619		

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%	- 2019		Heated Area: 1982					HX Base Yr 2019	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			273,533
TOTAL MARKET OB/XF VALUE			3,520
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			327,053
SOH/AGL Deduction			103,577
ASSESSED VALUE			223,476
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			172,754
TOTAL JUST VALUE			327,053
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			314,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531299	NEW CONSTR	245,346	10/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2046/0870	5/13/2016	WD Q	Q	I	01	194,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HALE MARCUS C JR &						
1906/1140	3/06/2014	SW U	V	V	37	96,600
GRANTOR: DECATUR PROPERTIES IN						
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	0810	CONCRETE A	0	100	20	3			6.50	100	2016	2016	3	95	371	
2	0810	CONCRETE A	0	100	0	0			510.00	100	2016	2016	3	95	3,149	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W11 FOP=[YR=2016] N8 W12 S8 E12\$ W19 S38	
FOP=[YR=2016] S5 E9 FGR=[YR=2016] S 3 E21 N20 W10	
FST=[YR=2016] W5 N3 E5 S3\$ N3 W5 S3 W3 S2 W3 S15\$ N5 W9\$ E9	
N10 E3 N2 E18 N26\$ PTR= E20 FUS=[YR=2016] E30 S38 W30 N6	
STR=[YR=2016] N13 E4 S13 W4\$ E4 N13 W4 N19\$ W20 \$.	

LAND DESCRIPTION		TOTAL OB/XF															3,520							
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							