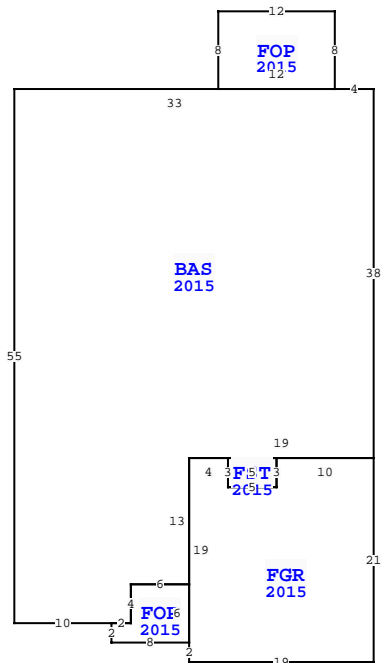


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	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	2015
FGR	384	55	2015
FOP	40	30	2015
FOP	96	30	2015
FST	15	55	2015
TOTALS	2,223		
			1,948
			234,832

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,948	125.7732	125.77	245,000	2015	2015	0	0	4.15	95.85	
1 SINGLE FAM - 0% - 0 Heated Area: 1688 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			234,832
TOTAL MARKET OB/XF VALUE			2,137
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			286,969
SOH/AGL Deduction			2,579
ASSESSED VALUE			284,390
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			284,390
TOTAL JUST VALUE			286,969
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530717	CO ISSUED	0	12/08/2015
B1530717	NEW CONSTR	208,543	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2019/1748	12/15/2015	WD	Q	I	01	169,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MORGAN JEFFREY ALAN						
1906/1140	3/06/2014	SW	U	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	0	0	326.00	SF	6.50	6.50	100	2015	2015	3	95	2,013	
2	0810	CONCRETE A	0	0	0	20.00	SF	6.50	6.50	100	2015	2015	3	95	124	

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

BUILDING NOTES	
BAS=[YR=2015] W4 FOP=[YR=2015] N8 W12 S8 E12\$ W33 S55 E10 FOP=[YR=2015] S2 E8 FGR=[YR=2015] S2 E19 N21 W10 FST=[YR=2015] W5 S3 E5 N3\$ S3 W5 N3 W4 S19\$ N6 W6 S4 W2\$ E2 N4 E6 N13 E19 N38\$.	

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