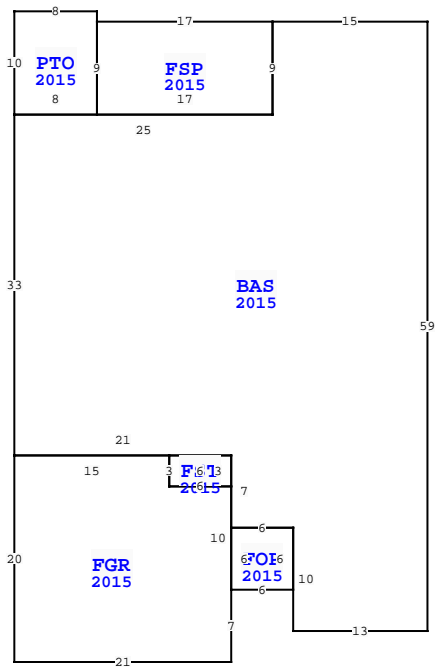




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 DRYWALL 100
Interior Floor	15 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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
BAS	1,718
FGR	402
FOP	36
FSP	153
FST	18
PTO	80
TOTALS	2,407

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%	1718	127.2383	127.24	257,661	2015	2015	0	0	4.15	95.85
Heated Area: 1718										HX Base Yr 2016	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			246,968
TOTAL MARKET OB/XF VALUE			3,235
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			300,203
SOH/AGL Deduction			153,517
ASSESSED VALUE			146,686
TOTAL EXEMPTION VALUE	SX HX HB		100,722
BASE TAXABLE VALUE			45,964
TOTAL JUST VALUE			300,203
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530139	NEW CONSTR	216,256	03/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2008/1177	10/09/2015	WD Q	Q	I	01	175,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BAILEY RONALD M & C						
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	0	482.00	SF	6.50	6.50	100	2015	2015	3	95	2,976	
2	0810	CONCRETE A	0	100	14	42.00	SF	6.50	6.50	100	2015	2015	3	95	259	

TOTAL OB/XF										3,235						
BLD DATE 05/17/2022 NW										LGL DATE						
XF DATE										LAND DATE						
INC DATE										AG DATE						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2015] W15 FSP=[YR=2015] W17 PTO=[YR=2015] N1 W8 S10 E8 N9\$ S9 E17 N9\$ S9 W25 S33 FGR=[YR=2015] S20 E21 N7 FOP=[YR=2015] E6 N6 W6 S6\$ N10 FST=[YR=2015] N3 W6 S3 E6\$ W6 N3 W15\$ E21 S7 E6 S10 E13 N59\$.									

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							