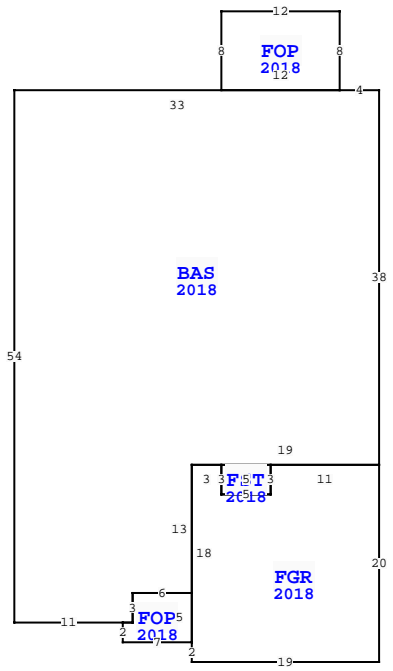




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4071.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,676	100	2018
FGR	365	55	2018
FOP	32	30	2018
FOP	96	30	2018
FST	15	55	2018
TOTALS	2,184		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,924	122.8430	122.84	236,344	2018	2018	0	0	2.50	97.50	
1 SINGLE FAM - 100% - 2019 Heated Area: 1676 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			230,435
TOTAL MARKET OB/XF VALUE			3,238
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			283,673
SOH/AGL Deduction			89,435
ASSESSED VALUE			194,238
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			138,516
TOTAL JUST VALUE			283,673
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012164	CO ISSUED	0	12/13/2018
18007109	NEW CONSTR	232,082	07/13/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2794/786	6/13/2025	WD Q	Q	I	01	370,000
GRANTOR: ANDRUS ROBERT H JR & GRANTEE: PERRY CHARLES PARKE						
2244/0435	12/14/2018	WD Q	Q	I	01	245,500
GRANTOR: SEDA CONSTRUCTION COM GRANTEE: ANDRUS ROBERT H JR						

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	0811	CONCRETE B	0	100	0	0		642.00	SF	5.20		3	97	3,238

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W4 FOP=[YR=2018] N8 W12 S8 E12\$ W33 S54 E11 FOP=[YR=2018] S2 E7 FGR=[YR=2018] S2 E19 N20 W11 FST=[YR=2018] W5 S3 E5 N3\$ S3 W5 N3 W3 S18\$ N5 W6 S3 W1\$ E1 N3 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								