



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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
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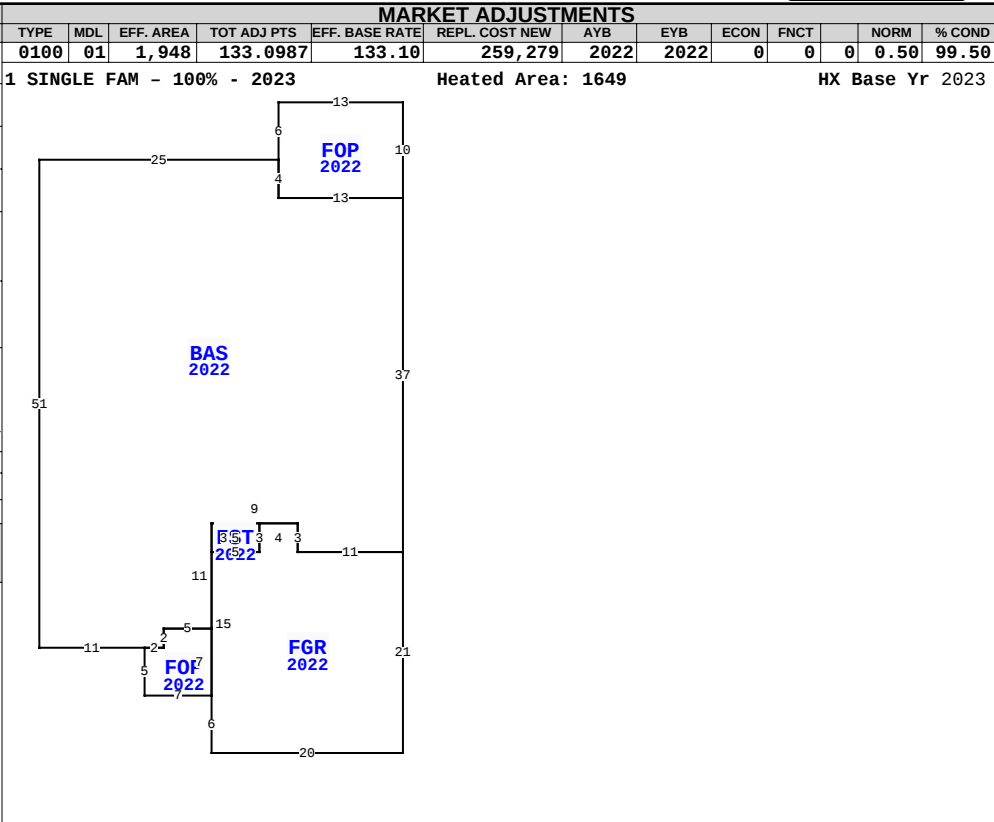
NEIGHBORHOOD/LOC	4071.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100	2022	1,649	218,385
FGR	432	55	2022	238	31,520
FOP	45	30	2022	14	1,854
FOP	130	30	2022	39	5,165
FST	15	55	2022	8	1,060

TOTALS	2,271			1,948	257,983
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	531.00	SF	6.50
2	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF									
9,273									
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					257,983				
TOTAL MARKET OB/XF VALUE					9,273				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					317,256				
SOH/AGL Deduction					17,044				
ASSESSED VALUE					300,212				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					249,490				
TOTAL JUST VALUE					317,256				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					305,673				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005643	CO ISSUED	0	04/12/2022
21005810	NEW CONSTR	244,796	05/27/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2559/1753	5/02/2022	WD	Q	I	01	362,500	
GRANTOR:SEDA CONSTRUCTION COM							
GRANTEE:HOWARD EILEEN C & L							
2499/1942	9/24/2021	WD	U	V	30	195,000	
GRANTOR:SEMANIK EQUITY DEVELO							
GRANTEE:SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2022] W13 S6 BAS=[YR=2022] W25 S51 E11 FOP=[YR=2022] S5 E7 FGR=[YR=2022] S6 E20 N21 W11 N3 W4 FST=[YR=2022] W5 S3 E5 N3\$ S3 W5 S15\$ N7 W5 S2 W2\$ E2 N2 E5 N11 E9 S3 E11 N37 W13 N4\$ S4 E13 N10\$.									