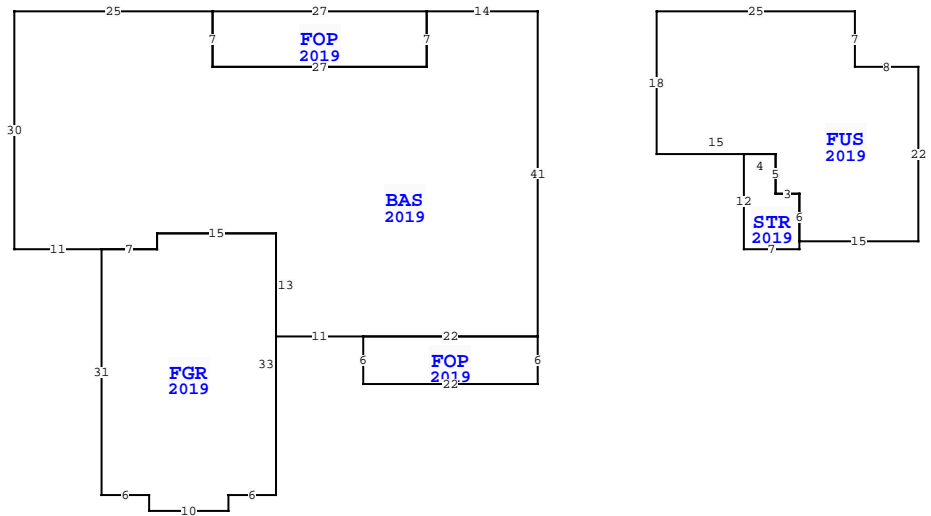


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,349	115.8740	115.87	388,049	2019	2019	0	0	0	2.15	97.85		
1 SINGLE FAM - 100% - 2020 Heated Area: 2842 HX Base Yr 2020														



Quality		05 Quality Level 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC		4063.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,124	100	2019	2,124	240,817
FGR	732	55	2019	403	45,692
FOP	132	30	2019	40	4,535
FOP	189	30	2019	57	6,463
FUS	718	100	2019	718	81,406
STR	69	10	2019	7	794
TOTALS	3,964			3,349	379,706

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	379,706			
TOTAL MARKET OB/XF VALUE	10,202			
TOTAL LAND VALUE - MARKET	125,000			
TOTAL MARKET VALUE	514,908			
SOH/AGL Deduction	282,012			
ASSESSED VALUE	232,896			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	182,174			
TOTAL JUST VALUE	514,908			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	475,648			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705569	CO ISSUED	0	06/25/2019
B1705669	NEW CONSTR	362,917	06/26/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2289/0973	7/12/2019	WD Q	I	01		386,000
GRANTOR: FLORES ZIPATLY & ALEX						
GRANTEE: HIERS WILLIAM T & A						
2071/0002	9/09/2016	WD Q	V	01		45,000
GRANTOR: PISHNEY JEANETTE S						
GRANTEE: FLORES ZIPATLY						

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	220.00	SF	6.50	6.50	100	2019	2019	3	97	1,387	
2	0812	CONCRETE C	0	100	0	1,388.00	SF	4.00	4.00	100	2019	2019	3	97	5,385	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

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	000134	C	RES POND	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2019] W14 FOP=[YR=2019] W27 S7 E27 N7\$ S7 W27 N7 W25 S30 E11 FGR=[YR=2019] S31 E6 S2 E10 N2 E6 N33 W15 S2 W7\$ E7 N2 E15 S13 E11 FOP=[YR=2019] S6 E22 N6 W22\$ E22 N41\$ PTR=E15 FUS=[YR=2019] E25 S7 E8 S22 W15 STR=[YR=2019] S1 W7 N12 E4 S5 E3 S6\$ N6 W3 N5 W15 N18\$ W15\$.													

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	000134	C	RES POND	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							