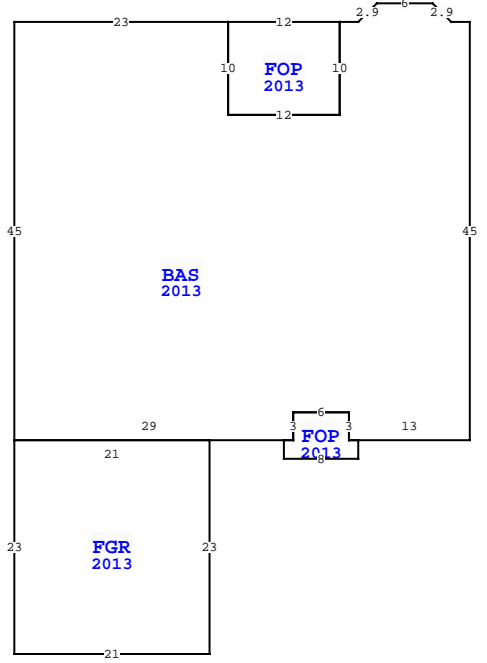




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	70	
Exterior Wall	16		WD FR STUC	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	14		CARPET	70	
Interior Floor	11		CLAY TILE	30	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			2	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Units			0	100	
Occupancy	00		NONE	100	
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	2,083	100	2013	2,083	236,198
FGR	483	55	2013	266	30,162
FOP	34	30	2013	10	1,134
FOP	120	30	2013	36	4,082
TOTALS	2,720			2,395	271,576

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,395	119.5502	119.55	286,322	2013	2013	0	0	5.15	94.85
1 SINGLE FAM - 100% - 2021 Heated Area: 2083 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			271,576
TOTAL MARKET OB/XF VALUE			3,917
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			400,493
SOH/AGL Deduction			145,743
ASSESSED VALUE			254,750
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			204,028
TOTAL JUST VALUE			400,493
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			358,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327066	CO ISSUED	0	01/21/2014
E1326386	NEW CONSTR	0	07/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1586	10/30/2020	WD Q	Q	I	02	290,000
GRANTOR: MEJIA JUAN LUIS MONDR						
GRANTEE: AGOSTISI JEROME P &						
2195/1107	5/04/2018	WD Q	Q	I	01	249,900
GRANTOR: CHAMBERLAIN JAMES D &						
GRANTEE: MEJIA JUAN L MONDRA						

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	810.00	SF	5.20	5.20	100	2013	2013	3	93	3,917	

BLD DATE		03/03/2023	NW	LGL DATE	04/03/2025	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2013] W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2013] W12 S10 E12 N10 \$ S10 W12 N10 W23 S45 FGR=[YR=2013] S23 E21 N23 W21 \$ E29 FOP=[YR=2013] S2 E8 N2 W1 N3 W6 S3 W1 \$ E1 N3 E6 S3 E13 N45 \$.	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							