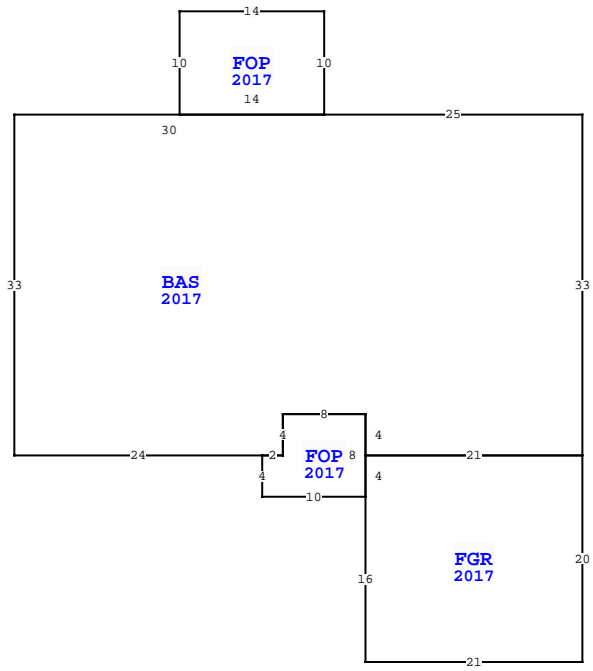


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	08 SHT VINYL 30				
Air Condition	03 CENTRAL 100				
Heating 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	02 Quality Level 02				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4033.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	2017	1,783	228,372
FGR	420	55	2017	231	29,588
FOP	72	30	2017	22	2,818
FOP	140	30	2017	42	5,380
TOTALS	2,415			2,078	266,157

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,078	102.4100	135.18	280,904	2017	2017	0	0	5.25	94.75
1 SNGL FAM - 100% - 2018 Heated Area: 1783 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			266,157
TOTAL MARKET OB/XF VALUE			14,637
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			405,794
SOH/AGL Deduction			193,283
ASSESSED VALUE			212,511
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			161,789
TOTAL JUST VALUE			405,794
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP163375	CO ISSUED	0	01/19/2017
B1633071	NEW CONSTR	222,142	09/19/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2098/0994	1/31/2017	SW Q	I	02	211,500	
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DOMBROWSKI MARK & K						
2042/0947	4/21/2016	WD Q	V	05	160,000	
GRANTOR: OAKS AT BRISTOL NASSA						
GRANTEE: ADAMS HOMES OF NORT						

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	23	4	92.00	SF	6.50	6.50	100	2017	2017	3	96	574	
2	0812	CONCRETE C	0 100	0	0	1,467.00	SF	4.00	4.00	100	2017	2017	3	96	5,633	
3	0855	CONC PAVER	0 100	24	12	288.00	SF	10.00	10.00	100	2017	2017	3	96	2,765	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	150.00	150.00	100	2017	2017	3	90	135	
5	0476	VF 6 SBPL	0 100	0	0	192.00	LF	32.00	32.00	100	2017	2017	3	90	5,530	

TOTAL OB/XF		14,637
BLD DATE	03/03/2023	NW
XF DATE		
INC DATE		
LGL DATE		
LAND DATE	04/03/2025	MLU
AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W25 FOP=[YR=2017] N10 W14 S10 E14\$ W30 S33 E24 FOP=[YR=2017] S4 E10 FGR=[YR=2017] S16 E21 N20 W21 S4\$ N8 W8 S4 W2\$ E2 N4 E8 S4 E21 N33\$.	

LAND DESCRIPTION		TOTAL OB/XF 14,637																						
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							