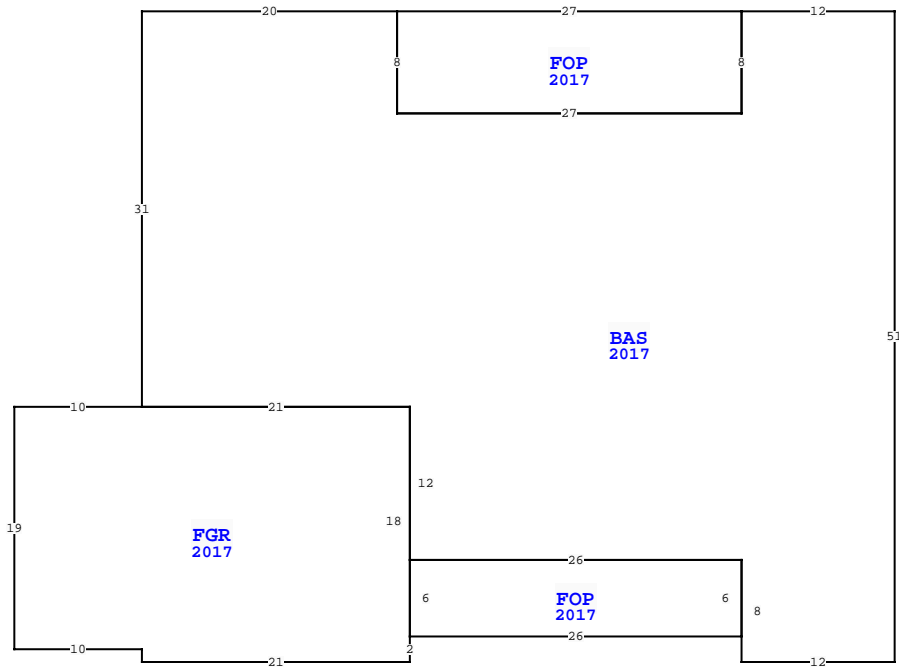


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,165	100	2017
FGR	610	55	2017
FOP	156	30	2017
FOP	216	30	2017
TOTALS	3,147		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,613	98.9520	130.62	341,310	2017	2017	0	0	5.25	94.75
1 SNGL FAM - 100% - 2018										Heated Area: 2165	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	323,391			
TOTAL MARKET OB/XF VALUE	5,731			
TOTAL LAND VALUE - MARKET	125,000			
TOTAL MARKET VALUE	454,122			
SOH/AGL Deduction	201,283			
ASSESSED VALUE	252,839			
TOTAL EXEMPTION VALUE	HX HB 50,722			
BASE TAXABLE VALUE	202,117			
TOTAL JUST VALUE	454,122			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	389,449			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705082	CO ISSUED	0	10/13/2017
B1705082	NEW CONSTR	283,100	06/08/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/0768	10/24/2017	SW	Q	I	02	251,800
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: GOLDEN CLARENCE D						
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	17	4			6.50	100	2017	2017	3	96	424	
2	0812	CONCRETE C	0	100	0	0			4.00	100	2017	2017	3	96	5,307	

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=2017] W12 FOP=[YR=2017] W27 S8 E27 N8\$ S8 W27 N8 W20 S31 FGR=[YR=2017] W10 S19 E10 S1 E21 N2 FOP=[YR=2017] E26 N6 W26 S6\$ N18 W21\$ E21 S12 E26 S8 E12 N51\$.	

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							