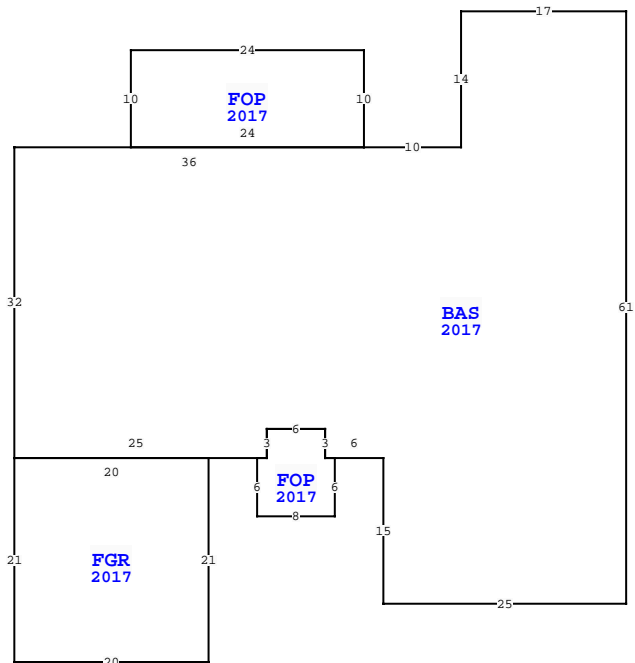


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,934	93.7650	123.77	363,141	2017	2017	0	0	0	5.25	94.75		
1 SNGL FAM - 100% - 2018 Heated Area: 2611 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			344,076		
TOTAL MARKET OB/XF VALUE			4,348		
TOTAL LAND VALUE - MARKET			125,000		
TOTAL MARKET VALUE			473,424		
SOH/AGL Deduction			209,945		
ASSESSED VALUE			263,479		
TOTAL EXEMPTION VALUE			HX HB 50,722		
BASE TAXABLE VALUE			212,757		
TOTAL JUST VALUE			473,424		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			407,812		

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	2,611	100	2017	2,611	306,197
FGR	420	55	2017	231	27,090
FOP	66	30	2017	20	2,345
FOP	240	30	2017	72	8,443
TOTALS	3,337			2,934	344,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705637	CO ISSUED	0	11/29/2017
B1705637	NEW CONSTR	324,922	06/26/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2161/1010	11/30/2017	SW	Q	I	01	260,100
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DILLON STEVEN						
2027/0444	2/04/2016	WD	Q	V	05	234,000
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	28	4			6.50	100	2017	2017	3	96	699	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2017	2017	3	96	3,649	

BUILDING NOTES			
BLD DATE 03/03/2023 NW LGL DATE 04/03/2025 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS			
BAS=[YR=2017] W17 S14 W10 FOP=[YR=2017] N10 W24 S10 E24\$ W36 S32 FGR=[YR=2017] S21 E20 N21 W20\$ E25 FOP=[YR=2017] S6 E8 N6 W1 N3 W6 S3 W1\$ E1 N3 E6 S3 E6 S15 E25 N61 \$.			

LAND DESCRIPTION														TOTAL OB/XF 4,348										
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							