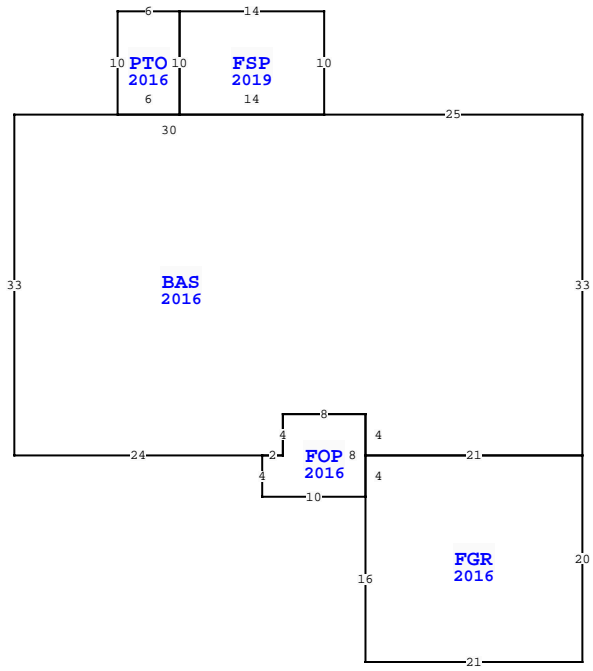


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,783	100	2016
FGR	420	55	2016
FOP	72	30	2016
FSP	140	40	2019
PTO	60	5	2016
TOTALS	2,475		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,095	102.4100	135.18	283,202	2016	2016	0	0	6.00	94.00
1 SNGL FAM - 100% - 2017 Heated Area: 1783 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			266,210
TOTAL MARKET OB/XF VALUE			12,261
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			403,471
SOH/AGL Deduction			196,557
ASSESSED VALUE			206,914
TOTAL EXEMPTION VALUE	HX HB SX		100,722
BASE TAXABLE VALUE			106,192
TOTAL JUST VALUE			403,471
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531471	CO ISSUED	0	03/24/2016
B1531471	NEW CONSTR	0	11/23/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2037/0880	3/30/2016	SW	Q	I	02	211,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: FOGLIA GLORIA						
2012/1004	10/26/2015	WD	Q	V	01	39,000
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	26	3	78.00	SF	6.50	6.50	100	2016	2016	3	95	482	
2	0810	CONCRETE A	0	100	0	0	724.00	SF	6.50	6.50	100	2016	2016	3	95	4,471	
3	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2017	2017	3	90	3,744	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	
5	0462	ST/AL FNC	0	100	85	0	340.00	SF	10.00	10.00	100	2017	2017	3	81	2,754	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W25 FSP=[YR=2019] N10 W14 PTO=[YR=2016] W6 S10 E6 N10\$ S10 E14\$ W30 S33 E24 FOP=[YR=2016] S4 E10 FGR=[YR=2016] S16 E21 N20 W21 S4\$ N8 W8 S4 W2\$ E2 N4 E8 S4 E21 N33\$.	

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