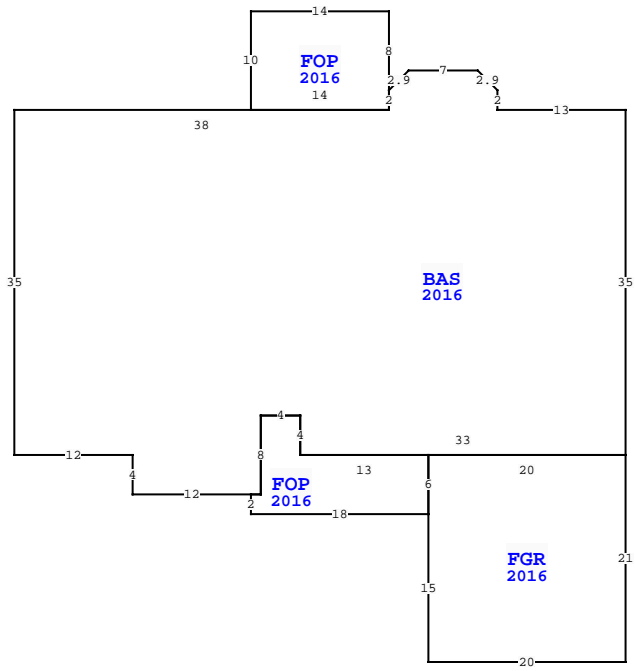


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,246	100	2016
FGR	420	55	2016
FOP	120	30	2016
FOP	140	30	2016
TOTALS	2,926		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,555	97.5840	128.81	329,110	2016	2016	0	0	6.00	94.00		
1 SNGL FAM - 100% - 2017 Heated Area: 2246 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			309,363
TOTAL MARKET OB/XF VALUE			10,991
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			445,354
SOH/AGL Deduction			214,601
ASSESSED VALUE			230,753
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			180,031
TOTAL JUST VALUE			445,354
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			381,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531216	CO ISSUED	0	03/10/2016
B1531216	NEW CONSTR	279,957	10/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2034/0985	3/11/2016	SW	Q	I	01	229,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BERGER LAWRENCE & P						
1980/0354	5/14/2015	WD	Q	V	05	117,000
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	38	3			6.50	100	2016	2016	3	95	704	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2016	2016	3	95	4,563	
3	0462	ST/AL FNC	0	100	160	4			10.00	100	2017	2017	3	81	5,184	
4	0463	FENCE GATE	0	100	0	0			300.00	100	2017	2017	3	90	540	

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

BUILDING DIMENSIONS													
BAS=[YR=2016] W13 N2 L2 U2 W7 D2 L2 FOP=[YR=2016] N8 W14 S10 E14 N2\$ S2 W38 S35 E12 S4 E12 FOP=[YR=2016] S2 E18 FGR=[YR=2016] S15 E20 N21 W20 S6\$ N6 W13 N4 W4 S8 W1\$ E1 N8 E4 S4 E33 N35\$.													

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	DPTH 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							