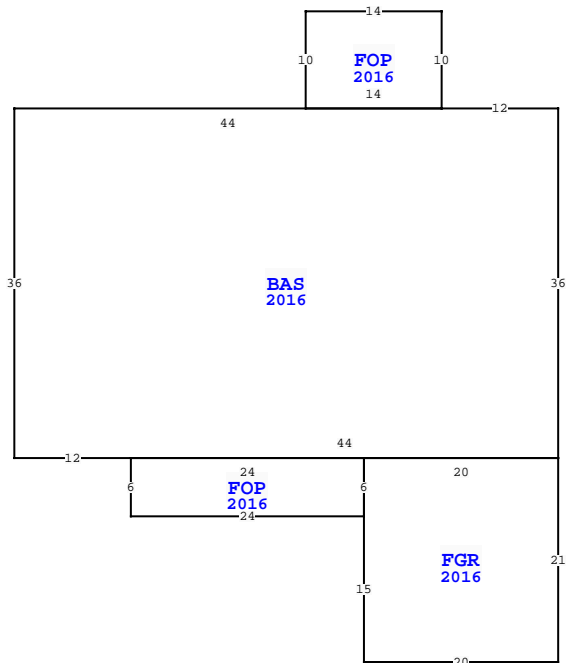


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	2,016	100	2016
FGR	420	55	2016
FOP	140	30	2016
FOP	144	30	2016
TOTALS	2,720		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,332	99.6170	131.49	306,635	2016	2016	0	0	6.00	94.00
1 SNGL FAM - 100% - 2021										Heated Area: 2016	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		288,237	
TOTAL MARKET OB/XF VALUE		12,782	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		426,019	
SOH/AGL Deduction		160,179	
ASSESSED VALUE		265,840	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		215,118	
TOTAL JUST VALUE		426,019	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632696	CO ISSUED	0	01/12/2017
B1632696	NEW CONSTR	252,972	07/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2391/1144	8/29/2020	WD Q	Q	I	01	304,000
GRANTOR: SUDOL TERESA A & RICH						
GRANTEE: WELLING LEVI & MARI						
2125/1826	6/09/2017	SW Q	Q	I	02	239,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: SUDOL TERESA A & RI						

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	29	4			116.00	100	2016	2016	3	95	716	
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2016	2016	3	95	3,665	
3	0476	VF 6 SBPL	0	100	0	0	LF	32.00	32.00	100	2018	2018	3	92	8,125	
4	0470	VNYL GATE	0	100	0	0	UT	300.00	300.00	100	2018	2018	3	92	276	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W12 FOP=[YR=2016] N10 W14 S10 E14\$ W44 S36 E12 FOP=[YR=2016] S6 E24 FGR=[YR=2016] S15 E20 N21 W20 S6\$ N6 W24\$ E44 N36\$.	

LAND DESCRIPTION										TOTAL OB/XF										12,782				
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							