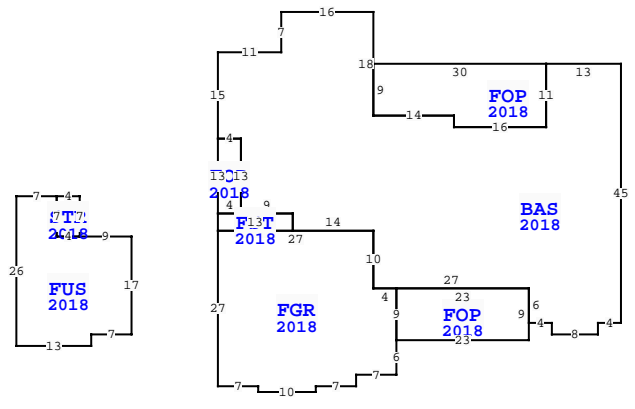
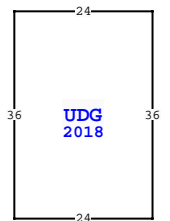


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4028.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,345	100	2018
FGR	793	55	2018
FOP	52	30	2018
FOP	207	30	2018
FOP	302	30	2018
FST	39	55	2018
FUS	415	100	2018
STR	28	10	2018
UDG	864	55	2018
TOTALS	5,045		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,864	121.9176	192.63	744,322	2018	2018	0	0	2.50	97.50
1 SFR CUST - 100% - 2019 Heated Area: 2760 HX Base Yr 2019											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			725,714
TOTAL MARKET OB/XF VALUE			16,964
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			912,678
SOH/AGL Deduction			452,358
ASSESSED VALUE			460,320
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			409,598
TOTAL JUST VALUE			912,678
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			824,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803611	CO ISSUED	0	12/31/2018
B1803612	GARAGE	41,299	04/10/2018
B1803611	NEW CONSTR	378,127	04/10/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2138/1544	8/04/2017	WD	Q	V	01	70,000
GRANTOR: CONNORS TRACI ANN						
GRANTEE: JOHNSON MARTY L & D						
2077/0733	8/22/2016	QC	U	V	11	100
GRANTOR: CONNORS MATTHEW JORDA						
GRANTEE: CONNORS TRACI ANN						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
2	0810	CONCRETE A	0	100	70	210.00	SF	6.50	6.50	100	2018	2018	3	97	1,324	
3	0812	CONCRETE C	0	100	0	3,147.00	SF	4.00	4.00	100	2018	2018	3	97	12,210	

BUILDING NOTES			
BLD DATE 04/04/2023 NW LGL DATE 04/01/2025 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS														
BAS=[YR=2018] W13 FOP=[YR=2018] W30 S9 E14 S2 E16 N11\$ S11 W16 N2 W14 N18 W16 S7 W11 S15 FOP=[YR=2018] S13 FST=[YR=2018] S3 FGR=[YR=2018] S27 E7 S1 E10 N1 E7 N2 E7 N6 FOP=[YR=2018] E23 N9 W23 S9\$ N9 W4 N10 W27\$ E13 N3 W13\$ E4 N13 W4 \$ E4 S13 E9 S3 E14 S10 E27 S6 E4 S2 E8 N2 E4 N45\$ PTR=W85 S30 FUS=[YR=2018] W9 STR=[YR=2018] N7 W4 S7 E4\$ W4 N7 W7 S26 E13 N2 E7 N17\$ N30 E85\$ PTR= W85 N20 UDG=[YR=2018] N36 W24 S36 E24\$ S20 E85\$.														

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							