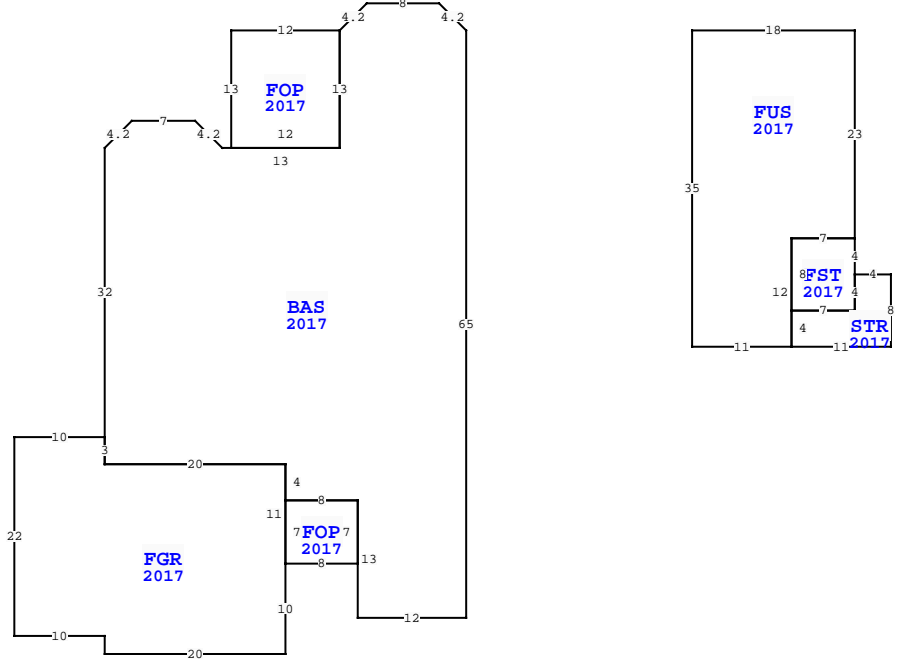


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,881	100	2017
FGR	640	55	2017
FOP	56	30	2017
FOP	156	30	2017
FST	56	55	2017
FUS	546	100	2017
STR	60	10	2017
TOTALS	3,395		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2021								
				Heated Area: 2427			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			337,383
TOTAL MARKET OB/XF VALUE			4,572
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			416,955
SOH/AGL Deduction			101,796
ASSESSED VALUE			315,159
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			264,437
TOTAL JUST VALUE			416,955
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			401,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B175519?	CO ISSUED	0	09/07/2017
B175519?	NEW CONSTR	308,354	03/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2359/1997	4/30/2020	WD Q	Q	I	01	335,000

GRANTOR: ADVANTAGE HOME BUILDE					
GRANTEE: TURNER LANE					
2106/0422	2/21/2017	WD Q	V	01	55,500
GRANTOR: BLACKROCK PARK LLP					
GRANTEE: ADVANTAGE HOME BUIL					

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2017] L3 U3 W8 D3 L3 FOP=[YR=2017] W12 S13 E12 N13\$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2017] W10 S22 E10 S2 E20 N10 FOP=[YR=2017] E8 N7 W8 S7\$ N11 W20 N3\$ S3 E20 S4 E8 S13 E12 N65\$ PTR= E25 FUS=[YR=2017] E18 S23 FST=[YR=2017] S4 STR=[YR=2017] E4 S8 W11 N4 E7 N4\$ S4 W7 N8 E7\$ W7 S12 W11 N35\$ W25\$.	

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	20	3			6.50	100	2017	2017	3	96	374	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2017	2017	3	96	4,198	

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	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							