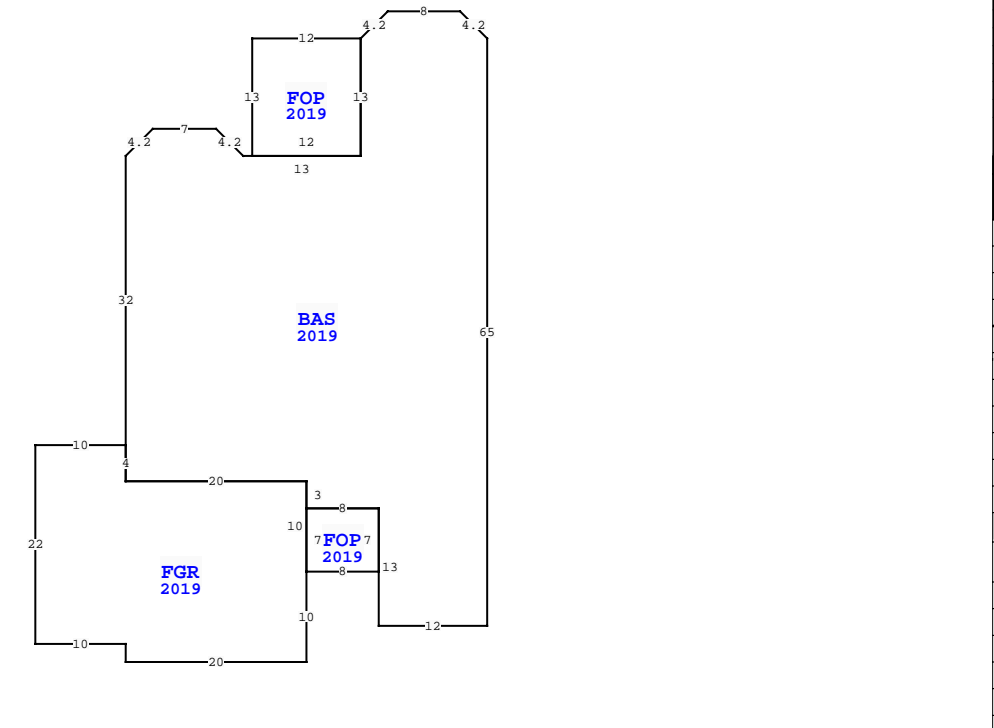


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,306	130.4380	130.44	300,795	2019	2019	0	0	0	2.00	98.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		294,779
TOTAL MARKET OB/XF VALUE		8,391
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		378,170
SOH/AGL Deduction		120,170
ASSESSED VALUE		258,000
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		202,278
TOTAL JUST VALUE		378,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,950



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
BAS	1,901	100
FGR	620	55
FOP	56	30
FOP	156	30
TOTALS	2,733	

TOTALS	2,733		2,306	294,779
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0810	CONCRETE A	0 100	22 3
2	0811	CONCRETE B	0 100	0 0
3	0500	FP-PRE FAB	0 100	0 0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012763	CO ISSUED	0	12/17/2019
19004888	NEW CONSTR	268,979	05/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/0823	12/19/2019	WD Q	Q	I	01	306,000

GRANTOR: ADVANTAGE HOME BUILDE					
GRANTEE: MCCROSSAN PATRICK					
2177/1970	2/12/2018	WD Q	V	01	61,700
GRANTOR: BLACKROCK PARK LLP					
GRANTEE: ADVANTAGE HOME BUIL					

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2019] U3 L3 W8 D3 L3 FOP=[YR=2019] W12 S13 E12 N13\$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2019] W10 S22 E10 S2 E20 N10 FOP=[YR=2019] E8 N7 W8 S7\$ N10 W20 N4\$ S4 E20 S3 E8 S13 E12 N65\$.	

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	22 3	66.00	SF	6.50	6.50	100	2019	2019	3	97	416	
2	0811	CONCRETE B	0 100	0 0	901.00	SF	5.20	5.20	100	2019	2019	3	97	4,545	
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	

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							