

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	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	1,466	100	2018
FGR	660	55	2018
FOP	49	30	2018
FSP	120	40	2020
FUS	1,375	100	2018
STR	56	10	2018
TOTALS	3,726		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,273	117.5944	117.59	384,872	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 0% - 0 Heated Area: 2841 HX Base Yr											

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			375,250
TOTAL MARKET OB/XF VALUE			10,210
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			460,460
SOH/AGL Deduction			28,059
ASSESSED VALUE			432,401
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			432,401
TOTAL JUST VALUE			460,460
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			443,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702313	CO ISSUED	0	06/11/2018
B1702313	NEW CONSTR	359,343	03/21/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2244/1577	12/19/2018	WD Q	Q	I	01	329,000
GRANTOR: ADVANTAGE HOME BULDE						
GRANTEE: JACKSON JERMAINE L						
2102/1441	2/21/2017	WD Q	V	01		55,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

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	0	19	3	57.00	SF	6.50	6.50	100	2018	2018	3	97	359	
2	0811	CONCRETE B	0	0	0	0	872.00	SF	5.20	5.20	100	2018	2018	3	97	4,398	
3	0476	VF 6 SBPL	0	0	0	0	170.00	LF	32.00	32.00	100	2020	2020	3	95	5,168	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

BLD DATE		04/05/2023	NW	LGL DATE	
XF DATE				LAND DATE	04/09/2024
INC DATE				AG DATE	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] W22 S2 W3 FSP=[YR=2020] N10 W12 S10 E12\$ W15 S44 E14 FOP=[YR=2018] E7 FGR=[YR=2018] S9 E19 N2 E10 N20 W10 N6 W7 S6 W12 S13\$ N7 W7 S7\$ N7 E7 N6 E12 N6 E7 N27\$ PTR=E20 FUS=[YR=2018] E40 S18 STR=[YR=2018] S7 W8 N7 E8\$ W8 S7 E8 S10 W18 S2 W9 N1 W13 N36\$ W20\$.	

LAND DESCRIPTION																	TOTAL OB/XF										10,210				
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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000														