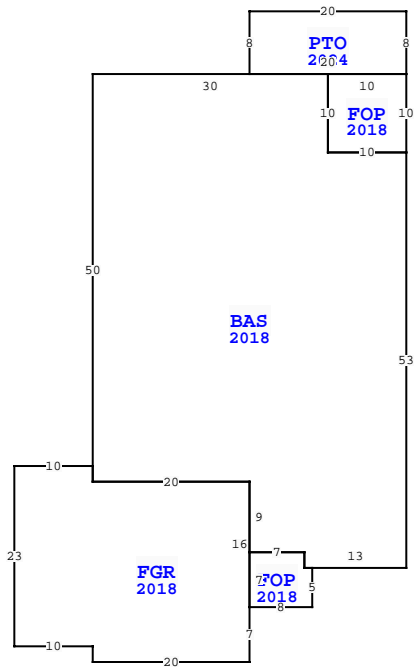


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	2,186	100	2018
FGR	690	55	2018
FOP	54	30	2018
FOP	100	30	2018
PTO	160	5	2024
TOTALS	3,190		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,620	123.0240	123.02	322,312	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2020										Heated Area: 2186	HX Base Yr 2020



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		314,254	
TOTAL MARKET OB/XF VALUE		4,811	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		394,065	
SOH/AGL Deduction		124,821	
ASSESSED VALUE		269,244	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		218,522	
TOTAL JUST VALUE		394,065	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		379,886	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707938	CO ISSUED	0	03/20/2019
B1707938	NEW CONSTR	284,503	08/31/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2275/0939	5/17/2019	WD Q	Q	I	01	280,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MURRAY MITCHELL B &						
2138/1620	8/04/2017	WD Q	Q	V	01	59,000
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	100	17	3			6.50	100	2018	2018	3	97	322	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2018	2018	3	97	4,489	

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

BUILDING NOTES	
BAS=[YR=2018;ORIG=-10,0] W30 S50 S2 E20 S9 E7 S2 E13 N53 W10 N10 \$	
FGR=[YR=2018;ORIG=-40,50] W10 S23 E10 S2 E20 N7 N16 W20 N2 \$	
FOP=[YR=2018;ORIG=0,0] W10 S10 E10 N10 \$	
FOP=[YR=2018;ORIG=-20,68] E8 N5 W1 N2 W7 S7 \$	
PTO=[YR=2024;ORIG=-20,-8] E20 S8 W20 N8 \$	

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							