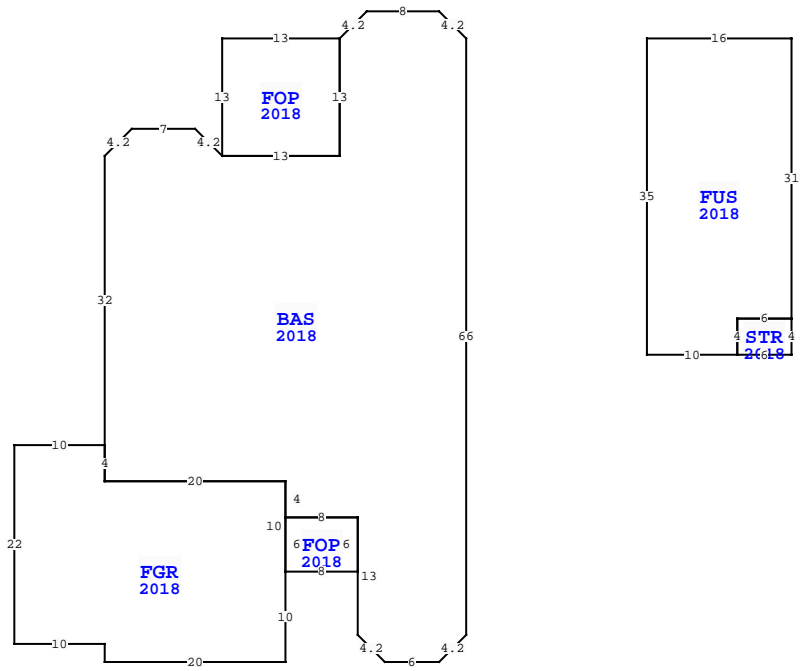


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	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	1,948	100	2018
FGR	620	55	2018
FOP	48	30	2018
FOP	169	30	2018
FUS	536	100	2018
STR	24	10	2018
TOTALS	3,345		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,892	121.4950	121.50	351,378	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2019 Heated Area: 2484 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			342,594
TOTAL MARKET OB/XF VALUE			9,349
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			426,943
SOH/AGL Deduction			134,893
ASSESSED VALUE			292,050
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			241,328
TOTAL JUST VALUE			426,943
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			411,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801336	CO ISSUED	0	09/19/2018
B1801336	NEW CONSTR	323,428	02/07/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/0477	9/21/2018	WD Q	Q	I	01	304,100
GRANTOR: ADVANTAGE HOME BULDE						
GRANTEE: BALLA JAMES E JR &						
2152/1002	10/11/2017	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
1	0810	CONCRETE A	0	100	19	3			57.00	SF	2018
2	0811	CONCRETE B	0	100	0	0			918.00	SF	2018
3	0476	VF 6 SBPL	0	100	0	0			54.00	LF	2018
4	0470	VNYL GATE	0	100	0	0			1.00	UT	2018
5	0462	ST/AL FNC	0	100	66	0			264.00	SF	2018
6	0463	FENCE GATE	0	100	0	0			1.00	UT	2018

TOTAL OB/XF											
9,349											

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2018] U3 L3 W8 D3 L3 FOP=[YR=2018] W13 S13 E13 N13\$ S13 W13 U3 L3 W7 D3 L3 S32 FGR=[YR=2018] W10 S22 E10 S2 E20 N10 FOP=[YR=2018] E8 N6 W8 S6\$ N10 W20 N4\$ S4 E20 S4 E8 S13 D3 R3 E6 U3 R3 N66\$ PTR= E20 FUS=[YR=2018] E16 S31 STR=[YR=2018] S4 W6 N4 E6\$ W6 S4 W10 N35\$ W20\$.			

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT	1.00