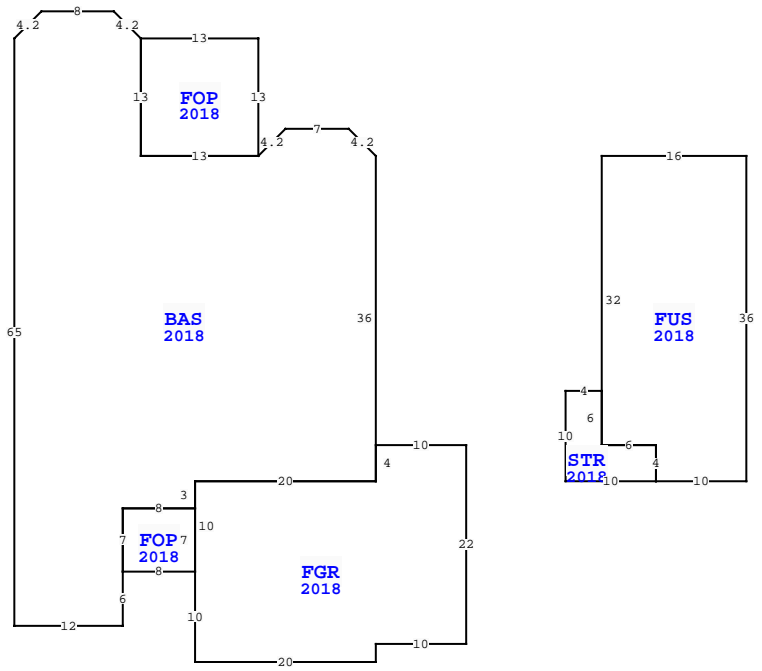




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,901	100	2018
FGR	620	55	2018
FOP	56	30	2018
FOP	169	30	2018
FUS	552	100	2018
STR	64	10	2018
TOTALS	3,362		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,868	122.8392	122.84	352,305	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2019 Heated Area: 2453 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			343,497
TOTAL MARKET OB/XF VALUE			8,440
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			426,937
SOH/AGL Deduction			141,614
ASSESSED VALUE			285,323
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			234,601
TOTAL JUST VALUE			426,937
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			411,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809329	CO ISSUED	0	09/13/2018
B1801584	NEW CONSTR	320,175	02/14/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2224/1223	9/14/2018	WD Q	Q	I	01	279,100
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: BRYAN KENNETH H & P						
2155/1747	11/01/2017	WD Q	Q	V	01	61,700
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	19	3			6.50	100	2018	2018	3	97	359	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2018	2018	3	97	4,035	
3	0476	VF 6 SBPL	0	100	0	0			32.00	100	2018	2018	3	92	2,296	
4	0470	VNYL GATE	0	100	0	0			300.00	100	2018	2018	3	92	276	
5	0855	CONC PAVER	0	100	19	8			10.00	100	2018	2018	3	97	1,474	
TOTALS															8,440	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2018] U3 L3 W7 D3 L3 FOP=[YR=2018] N13 W13 S13 E13\$ W13 N13 U3 L3 W8 D3 L3 S65 E12 N6 FOP=[YR=2018] E8 FGR=[YR=2018] S10 E20 N2 E10 N22 W10 S4 W20 S10\$ N7 W8 S7\$ N7 E8 N3 E20 N36\$ PTR= E25 FUS=[YR=2018] E16 S36 W10 STR=[YR=2018] W10 N10 E4 S6 E6 S4\$ N4 W6 N32\$ W25\$.	

LAND DESCRIPTION																								
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							