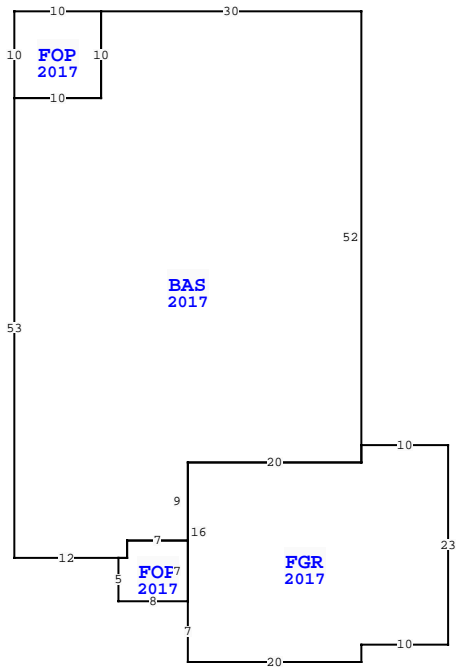


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2017
FGR	690	55	2017
FOP	54	30	2017
FOP	100	30	2017
TOTALS	3,030		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,612	123.0240	123.02	321,328	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2018 Heated Area: 2186 HX Base Yr 2018											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			311,688
TOTAL MARKET OB/XF VALUE			4,423
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			391,111
SOH/AGL Deduction			204,113
ASSESSED VALUE			186,998
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			136,276
TOTAL JUST VALUE			391,111
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			377,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702415	CO ISSUED	0	10/20/2017
B1702415	NEW CONSTR	394,166	03/23/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/0971	10/31/2017	WD Q	Q	I	01	269,200

GRANTOR: ADVANTAGE HOME BUILDE
GRANTEE: WORKMAN THOMAS T &
2102/1479 2/21/2017 WD Q V 01 55,500
GRANTOR: BLACKROCK PARK LLP
GRANTEE: ADVANTAGE HOME BUIL

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2017] W30 FOP=[YR=2017] W10 S10 E10 N10 S S10 W10 S53 E12 FOP=[YR=2017] S5 E8 FGR=[YR=2017] S7 E20 N2 E10 N23 W10 S2 W20 S16\$ N7 W7 S2 W1\$ E1 N2 E7 N9 E20 N52\$.	

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	18	3		6.50	6.50	100	2017	2017	3	96	337	
2	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2017	2017	3	96	4,086	

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							