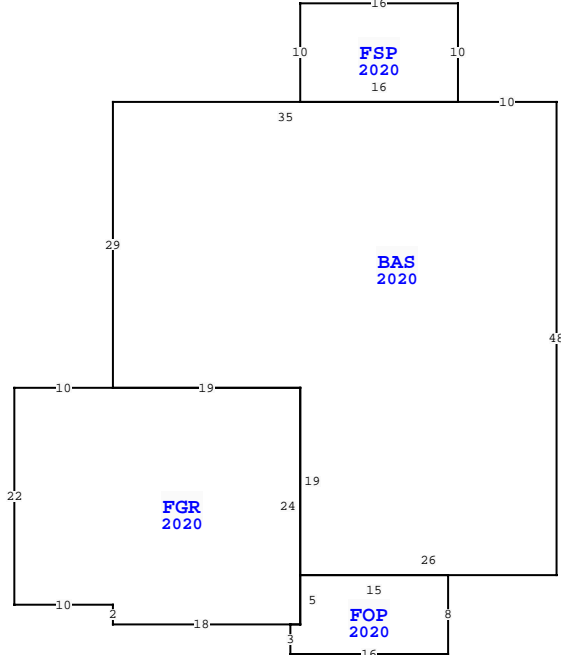




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	1,799	100	2020
FGR	676	55	2020
FOP	123	30	2020
FSP	160	40	2020
TOTALS	2,758		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,272	123.1076	123.11	279,706	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1799 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			275,510
TOTAL MARKET OB/XF VALUE			11,032
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			361,542
SOH/AGL Deduction			100,521
ASSESSED VALUE			261,021
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			210,299
TOTAL JUST VALUE			361,542
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907092	CO ISSUED	0	03/24/2020
B1907092	NEW CONSTR	254,426	09/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2352/0246	3/27/2020	WD Q	Q	I	01	306,500

GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CHAMBERS ADAM C						
2249/1856	1/15/2019	WD Q	V	01		77,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDERS						

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2020] W10 FSP=[YR=2020] N10 W16 S10 E16\$ W35 S29 FGR=[YR=2020] W10 S22 E10 S2 E18 FOP=[YR=2020] S3 E16 N8 W15 S5 W1\$ E1 N24 W19\$ E19 S19 E26 N48\$.	

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	2020	2020	3	98	344	
2	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2020	2020	3	98	4,862	
3	0476	VF 6 SBPL	0	100	0	0	LF	32.00	32.00	100	2020	2020	3	95	2,736	
4	0470	VNYL GATE	0	100	0	0	UT	300.00	300.00	100	2020	2020	3	95	285	
5	0462	ST/AL FNC	0	100	70	0	SF	10.00	10.00	100	2020	2020	3	90	2,520	
6	0463	FENCE GATE	0	100	0	0	UT	300.00	300.00	100	2020	2020	3	95	285	

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	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							