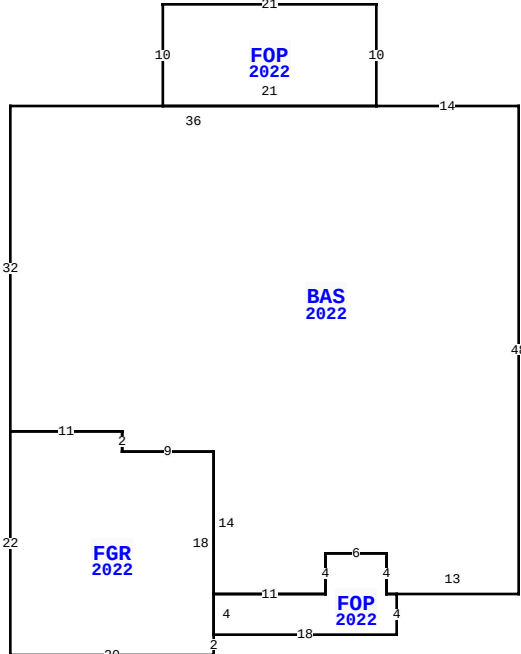




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
0900 01 2,398 100.1070 139.15 333,682 2022 2022 0 0 0 1.00 99.00										VALUATION BY										STANDARD									
1 SNGL FAM 100% - 2023										Heated Area: 2074										HX Base Yr 2023									
										Tax Group: 4										Tax Dist:									
BAS 2022										BUILDING MARKET VALUE										330,345									
FOP 2022										TOTAL MARKET OB/XF VALUE										0									
FOP 2022										TOTAL LAND VALUE - MARKET										85,000									
FOP 2022										TOTAL MARKET VALUE										415,345									
FOP 2022										SOH/AGL Deduction										0									
FOP 2022										ASSESSED VALUE										415,345									
FOP 2022										TOTAL EXEMPTION VALUE										HX HB SX 101,411									
FOP 2022										BASE TAXABLE VALUE										313,934									
FOP 2022										TOTAL JUST VALUE										415,345									
FOP 2022										NCON VALUE										0									
FOP 2022										INCOME VALUE										PREVIOUS YEAR MKT VALUE 438,439									
FOP 2022										PERMIT NUM										DESCRIPTION									
FOP 2022										B2103689										NEW CONSTR									
FOP 2022										284,187										03/25/2021									
FOP 2022										SALES DATA										OFF RECORD Number									
FOP 2022										DATE										TYPE INST									
FOP 2022										10/21/2022										WD Q									
FOP 2022										GRANTOR: SEDA CONSTRUCTION COM										GRANTEE: FENWICK DIANE									
FOP 2022										2451/1071										3/24/2021									
FOP 2022										WD U V 30										70,000									
FOP 2022										GRANTOR: FLORA PARKE DEVELOPME										GRANTEE: SEDA CONSTRUCTION C									
FOP 2022										BUILDING NOTES										BUILDING DIMENSIONS									
FOP 2022										BAS=[YR=2022] W14 FOP=[YR=2022] N10 W21 S10 E21\$ W36 S32										FGR=[YR=2022] S22 E20 N2 FOP=[YR=2022] E18 N4 W1 N4 W6 S4									
FOP 2022										W11 S4\$ N18 W9 N2 W11\$ E11 S2 E9 S14 E11 N4 E6 S4 E13 N48\$.																			
FOP 2022										LAND DESCRIPTION										TOTAL OB/XF 0									
FOP 2022										L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																			
FOP 2022										1 000100 C RES 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 85,000.00 85,000.00 85,000																			
FOP 2022										REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS																			