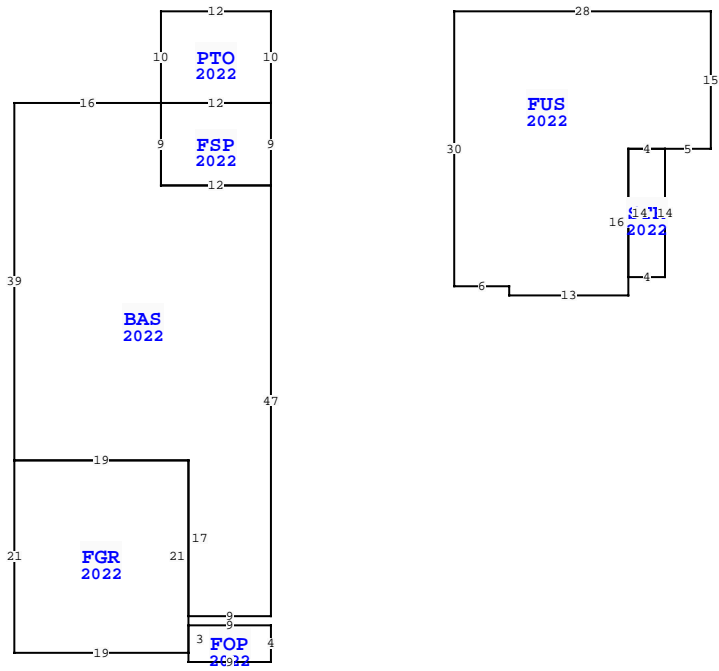


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,137	100	1,137
FGR	399	55	219
FOP	36	30	11
FSP	108	40	43
FUS	718	100	718
PTO	120	5	6
STR	56	10	6
TOTALS	2,574		2,140

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2023							
					Heated Area: 1855	HX Base Yr 2023					



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8			Tax Dist:	
BUILDING MARKET VALUE			324,103	
TOTAL MARKET OB/XF VALUE			3,090	
TOTAL LAND VALUE - MARKET			125,000	
TOTAL MARKET VALUE			452,193	
SOH/AGL Deduction			0	
ASSESSED VALUE			452,193	
TOTAL EXEMPTION VALUE			HX HB 50,000	
BASE TAXABLE VALUE			402,193	
TOTAL JUST VALUE			452,193	
NCON VALUE			327,193	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			115,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20214814	NEW CONSTR	0	06/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1378	4/22/2022	SW	Q	I	02	500,800

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: MASON KEITH & CAROL

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2022] W12 S10 BAS=[YR=2022] W16 S39 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S1 E9 N4 W9 S3\$ N21 W19\$ E19 S17 E9 N47 FSP=[YR=2022] N9 W12 S9 E12\$ W12 N9\$ E12 N10\$ PTR=E20 FUS=[YR=2022] E28 S15 W5 STR=[YR=2022] S14 W4 N14 E4\$ W4 S16 W13 N1 W6 N30\$ W20\$.	

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	0855	CONC PAVER	0	100	0	309.00	SF	10.00	10.00	100	2022	2022	3	100	3,090	

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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							