



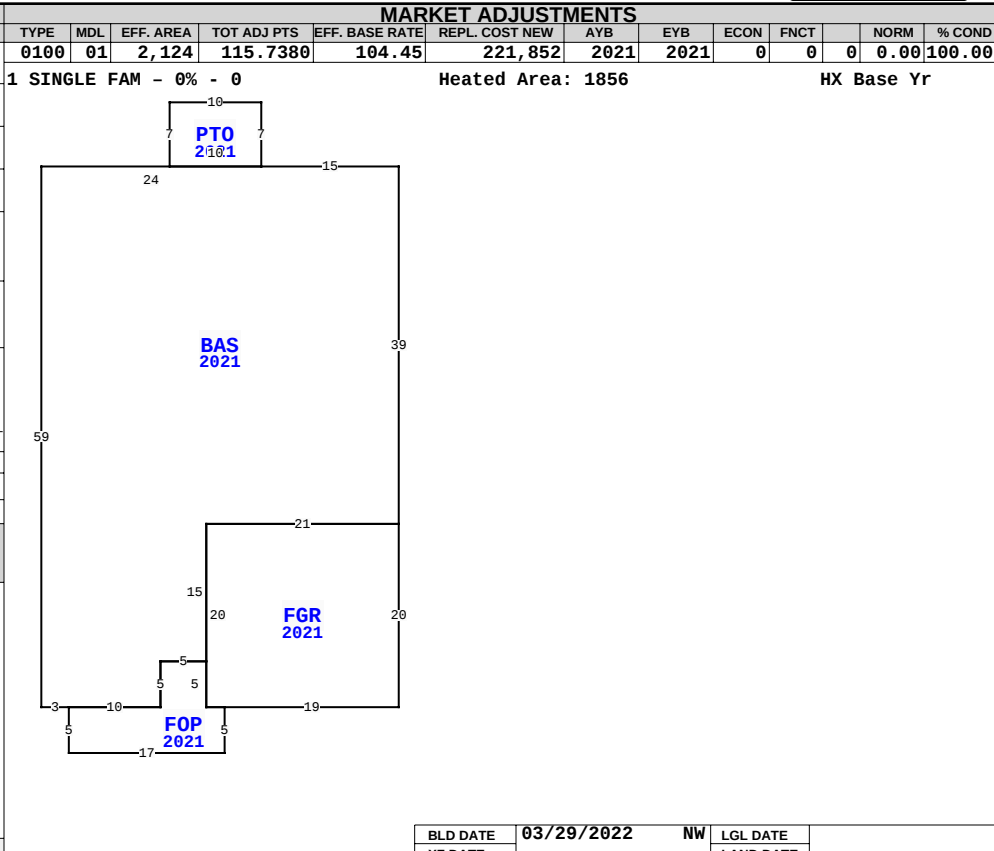
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4093.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	193,859
FGR	420	55	231	24,128
FOP	110	30	33	3,447
PTO	70	5	4	418
TOTALS	2,456		2,124	221,852

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	0	687.00	SF	5.20	5.20	100	2021

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
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00



TOTAL OB/XF 3,572												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	0	687.00	SF	5.20	5.20	100	2021

TOTAL OB/XF 3,572												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	0	687.00	SF	5.20	5.20	100	2021

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	221,852		
TOTAL MARKET OB/XF VALUE	3,572		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	270,424		
SOH/AGL Deduction	16,225		
ASSESSED VALUE	254,199		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	254,199		
TOTAL JUST VALUE	270,424		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	231,090		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000581	NEW CONSTR	255,224	03/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/1972	9/30/2021	SW	Q	I	01	286,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ACKERMAN PAVEL & NE						
2433/1584	2/11/2021	WD	Q	V	05	960,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2021] W15 PT0=[YR=2021] N7 W10 S7 E10\$ W24 S59 E3 FOP=[YR=2021] S5 E17 N5 FGR=[YR=2021] E19 N20 W21 S20 E2\$ W2 N5 W5 S5 W10\$ E10 N5 E5 N15 E21 N39\$.												