



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	NOTES
1	0811	CONCRETE B	0	0	732.00	SF	5.20	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,124	115.7380	104.45	221,852	2022	2022	0	0
1 SINGLE FAM - 0% - 2023									
Heated Area: 1856									
HX Base Yr									

TOTAL OB/XF									
BLD DATE		LGL DATE							
XF DATE		LAND DATE							
INC DATE		AG DATE							

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									
3,806									
TOTAL LAND VALUE - MARKET									
45,000									
TOTAL MARKET VALUE									
270,658									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
270,658									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
270,658									
TOTAL JUST VALUE									
270,658									
NCON VALUE									
225,658									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
45,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005058	CO ISSUED	0	03/09/2022
21005058	NEW CONSTR	269,188	08/01/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2546/1786	3/11/2022	SW	Q	I	01	335,000			
GRANTOR: D R HORTON INC-JACKSO									
GRANTEE: RIZZETTO MARTIN GIO									
2485/0896	8/05/2021	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=2022] W14 PT0=[YR=2022] N7 W10 S7 E10\$ W25 S39									
FGR=[YR=2022] S20 E19 FOP=[YR=2022] S5 E17 N5 W10 N5 W5 S5									
W2\$ E2 N20 W21\$ E21 S15 E5 S5 E13 N59\$.									