

ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION	
Exterior Wall	31		HARDIE BRD	90
Exterior Wall	21		STONE	10
Roof Structure	08		IRREGULAR	100
Roof Cover	03		COMP SHNGL	100
Interior Wall	05		DRYWALL	100
Interior Floor	08		SHT VINYL	50
Interior Floor	14		CARPET	50
Air Condition	03		CENTRAL	100
Heating Type	04		AIR DUCTED	100
Bedrooms			4	100
Bathrooms			2.5	100
Frame	02		WOOD FRAME	100
Stories	2.		2.	100
Units			0	100
Occupancy	00		NONE	100
Quality	03		Quality Level	03
DOR CODE	0100		SINGLE FAMILY	
MAP NUM			MKT AREA	05
NEIGHBORHOOD/LOC			5020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1,138	103,843
FGR	690	55	380	34,675
FOP	20	30	6	548
FOP	150	30	45	4,106
FUS	1,502	100	1,502	137,058
STR	70	10	7	639
TOTALS	3,570		3,078	280,868

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		Heated Area: 2640		HX Base Yr				

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			STANDARD
VALUATION BY	Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE			280,868
TOTAL MARKET OB/XF VALUE			4,036
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			349,904
SOH/AGL Deduction			0
ASSESSED VALUE			349,904
TOTAL EXEMPTION VALUE	13		349,904
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			349,904
NCON VALUE			284,904
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013519	CO ISSUED	0	08/30/2022
21013519	NEW CONSTR	438,913	10/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/1863	9/02/2022	WD Q	Q	I	01	448,100

GRANTOR: RICHMOND AMERICAN HOM
 GRANTEE: JERVIS JONATHON & S
 2451/0757 4/07/2021 SW Q V 05 2,612,500
 GRANTOR: THREE RIVERS DEVELOPE
 GRANTEE: RICHMOND AMERICAN H

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W20 FOP=[YR=2022] N10 W15 S10 E15\$ W15 S52 E11 N8 FOP=[YR=2022] E4 FGR=[YR=2022] E20 N2 E11 N20 W11 N4 W10 S5 W10 S21\$ N5 W4 S5\$ N5 E4 N16 E10 N5 E10 N18\$ PTR= E20 FUS=[YR=2022] E35 S46 W16 N2 W19 N15 STR=[YR=2022] N7 E10 S7 W10\$ E10 N7 W10 N22\$ 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	0812	CONCRETE C	0	100	0	0		4.00	100	2022	2022	3	100	4,036	

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	000135	C	SFR CNSVTN	100		PUD	65.00	118.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							