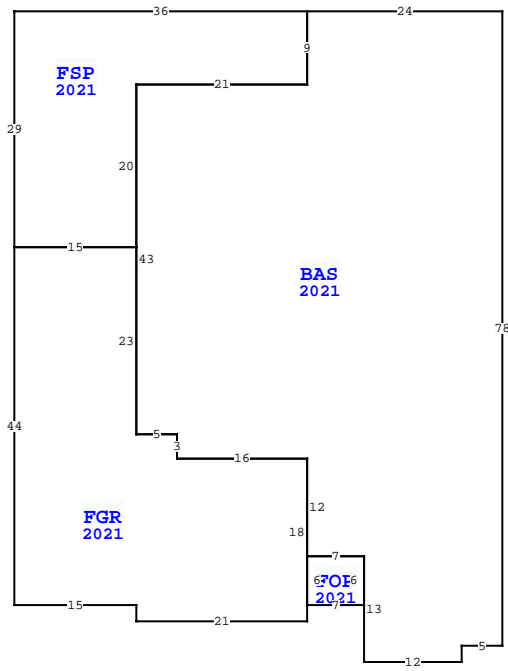


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	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	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,770	100	2,770
FGR	1,095	55	602
FOP	42	30	13
FSP	624	40	250
TOTALS	4,531		3,635
			428,894

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,635	99.3600	117.99	428,894	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022 Heated Area: 2770 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			428,894
TOTAL MARKET OB/XF VALUE			5,408
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			509,302
SOH/AGL Deduction			105,219
ASSESSED VALUE			404,083
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			354,083
TOTAL JUST VALUE			509,302
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			408,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008138	NEW CONSTR	408,328	09/04/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/1080	8/06/2021	SW Q	Q	I	01	492,300
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SMITH JEFFREY R & R						
2373/0856	7/02/2020	SW Q	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	1,352.00	SF	4.00	4.00	100	2021

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			06/13/2023		

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W24 FSP=[YR=2021] W36 S29 FGR=[YR=2021] S44 E15 S2 E21 N2 FOP=[YR=2021] E7 N6 W7 S6\$ N18 W16 N3 W5 N23 W15\$ E15 N20 E21 N9\$ S9 W21 S43 E5 S3 E16 S12 E7 S13 E12 N2 E5 N78\$.											

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	DPHT 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							