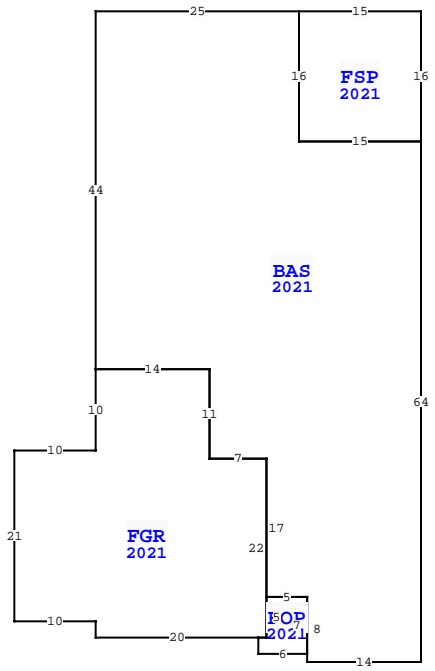


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,241	100	2,241
FGR	826	55	454
FOP	37	30	11
FSP	240	40	96
TOTALS	3,344		2,802
			388,637

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,802	116.8000	138.70	388,637	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022										Heated Area: 2241	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			388,637
TOTAL MARKET OB/XF VALUE			5,621
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			469,258
SOH/AGL Deduction			134,231
ASSESSED VALUE			335,027
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			285,027
TOTAL JUST VALUE			469,258
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			376,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013051	NEW CONSTR	322,143	12/30/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/0908	6/24/2021	SW Q	Q	I	01	385,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MYER GARY & MELISSA						
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2021	2021	3	100	5,621	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2021] W15 BAS=[YR=2021] W25 S44 FGR=[YR=2021] S10 W10 S21 E10 S2 E20 FOP=[YR=2021] S2 E6 N7 W5 S5 W1\$ E1 N22 W7 N11 W14\$ E14 S11 E7 S17 E5 S8 E14 N64 W15 N16\$ S16 E15 N16\$.	

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