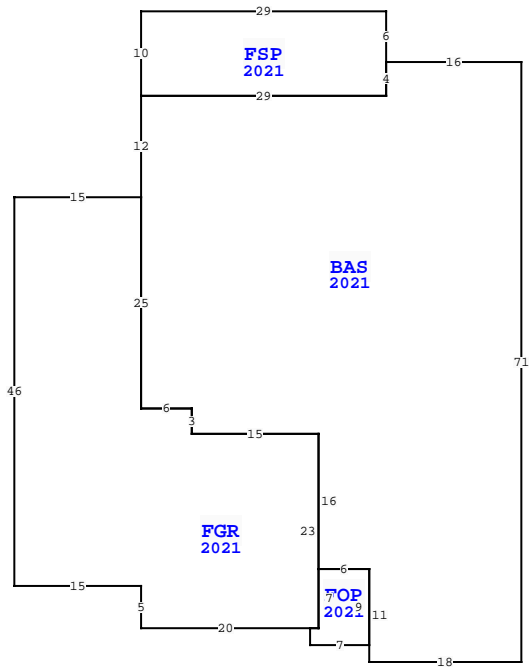


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	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	2,428	100	2,428
FGR	1,191	55	655
FOP	56	30	17
FSP	290	40	116
TOTALS	3,965		3,216

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,216	114.0800	135.47	435,672	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022 Heated Area: 2428 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			435,672
TOTAL MARKET OB/XF VALUE			7,254
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			517,926
SOH/AGL Deduction			98,209
ASSESSED VALUE			419,717
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			369,717
TOTAL JUST VALUE			517,926
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			415,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010775	NEW CONSTR	363,904	11/05/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2458/1460	4/29/2021	SW Q	Q I	01	424,300	
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: DAVIS PHYLLIS ANN						
2373/0856	7/02/2020	SW 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	1,395.00	SF	5.20	5.20	100	2021	2021	3	100	7,254	

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

BUILDING DIMENSIONS														
BAS=[YR=2021] W16 FSP=[YR=2021] N6 W29 S10 E29 N4\$ S4 W29 S12														
FGR=[YR=2021] W15 S46 E15 S5 E20 FOP=[YR=2021] S2 E7 N9 W6 S7														
W1\$ E1 N23 W15 N3 W6 N25\$ S25 E6 S3 E15 S16 E6 S11 E18 N71\$.														

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