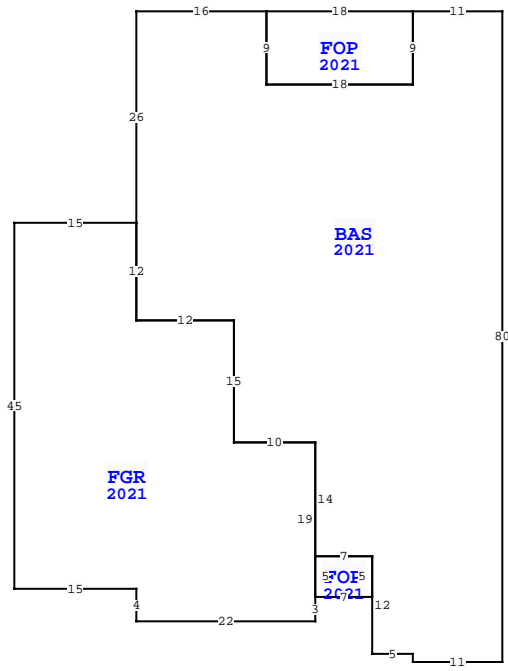


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,568	100	2,568
FGR	1,339	55	736
FOP	35	30	10
FOP	162	30	49
TOTALS	4,104		3,363
			433,894

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,363	108.6520	129.02	433,894	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 0% - 0 Heated Area: 2568 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			433,894
TOTAL MARKET OB/XF VALUE			7,389
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			541,283
SOH/AGL Deduction			47,541
ASSESSED VALUE			493,742
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			493,742
TOTAL JUST VALUE			541,283
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			448,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012831	NEW CONSTR	289,207	12/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2521/1463	12/13/2021	SW Q	Q	I	02	422,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: FRARACCIO LEO D & J						
2373/0856	7/02/2020	SW Q	Q	V	05	3,194,300
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

BLD DATE		LGL DATE	
XF DATE	LAND DATE	AG DATE	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W11 FOP=[YR=2021] W18 S9 E18 N9\$ S9 W18 N9 W16 S26 FGR=[YR=2021] W15 S45 E15 S4 E22 N3 FOP=[YR=2021] E7 N5 W7 S5\$ N19 W10 N15 W12 N12\$ S12 E12 S15 E10 S14 E7 S12 E5 S1 E11 N80\$.	

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	0	0	0		5.20	100	2021	2021	3	100	7,389	

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	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000								