

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	13	LVT/LAMMT	60
Interior Floor	14	CARPET	40
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	2,863	100	2,863
FGR	660	55	363
FOP	35	30	10
FSP	190	40	76
TOTALS	3,748		3,312

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,312	101.3840	120.39	398,732	2021	2021	0	0	0.00	100.00

1 SNGL FAM - 100% - 2023 Heated Area: 2863 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		398,732	
TOTAL MARKET OB/XF VALUE		5,741	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		504,473	
SOH/AGL Deduction		0	
ASSESSED VALUE		504,473	
TOTAL EXEMPTION VALUE	13	504,473	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		504,473	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		420,172	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000030	NEW CONSTR	391,812	01/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2483/0133	7/21/2021	SW Q	Q	I	02	437,700
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: REID DAVID L & ROBI						
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	1,104.00	SF	5.20	5.20	100	2021	2021	3	100	5,741	

BUILDING NOTES	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

BUILDING DIMENSIONS	
FSP=[YR=2021] W19 BAS=[YR=2021] W31 S52 FGR=[YR=2021] S22 E19 N2 E11 FOP=[YR=2021] S4 E5 N7 W5 S3\$ N22 W11 S2 W19\$ E19 N2 E11 S19 E5 S9 E15 N68 W19 N10\$ S10 E19 N10\$.	

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							