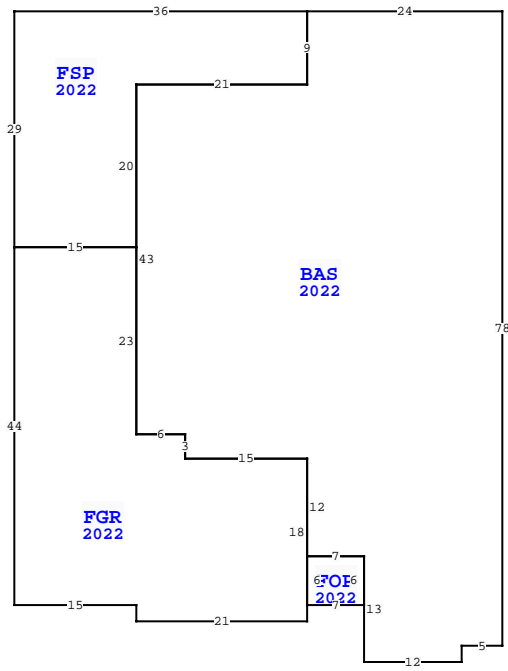


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		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	2,767	100	2,767
FGR	1,098	55	604
FOP	42	30	13
FSP	624	40	250
			SUBAREA MARKET VALUE
			352,211
			76,883
			1,655
			31,823
TOTALS	4,531		3,634
			462,572

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,634	107.1900	127.29	462,572	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023										Heated Area: 2767	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			462,572
TOTAL MARKET OB/XF VALUE			14,440
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			577,012
SOH/AGL Deduction			0
ASSESSED VALUE			577,012
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			527,012
TOTAL JUST VALUE			577,012
NCON VALUE			477,012
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013255	ADDITION	10,980	08/29/2022
22007804	SWIM POOL	102,450	05/19/2022
22002577	CO ISSUED	0	03/25/2022
21002527	NEW CONSTR	434,828	05/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I /	V /	RSN CD	SALE PRICE
2553/0505	3/25/2022	SW Q	Q	I	02	566,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CONNELL DAVID C & K						
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	0855	CONC PAVR	0	100	0	1,444.00	SF	10.00	10.00	100	2022	2022	3	100	14,440	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W24 FSP=[YR=2022] W36 S29 FGR=[YR=2022] S44 E15 S2 E21 N2 FOP=[YR=2022] E7 N6 W7 S6§ N18 W15 N3 W6 N23 W15§ E15 N20 E21 N9§ S9 W21 S43 E6 S3 E15 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	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							