

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	70	
Interior Floo	14	CARPET	30	
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	SUBAREA MARKET VALUE
BAS	2,413	100	2,413	315,403
FGR	694	55	382	49,931
FOP	78	30	23	3,006
FSP	216	40	86	11,241
TOTALS	3,401		2,904	379,582

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,904	110.0740	130.71	379,582	2022	2022	0	0	0.00	100.00

1 SNGL FAM - 0% - 2023 Heated Area: 2413 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			379,582
TOTAL MARKET OB/XF VALUE			12,100
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			466,682
SOH/AGL Deduction			0
ASSESSED VALUE			466,682
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			466,682
TOTAL JUST VALUE			466,682
NCON VALUE			391,682
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009496	NEW CONSTR	403,279	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/0768	8/29/2022	SW Q	Q	I	01	569,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GIBBONS STACY WILLI						
2464/0053	5/21/2021	SW Q	Q	V	05	5,279,000
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 PAVER	0	0	0	1,210.00	SF	10.00	10.00	100	2022	2022	3	100	12,100	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2022] W17 FSP=[YR=2022] N12 W18 S12 E18\$ W18 N12 W16 S68 E12 N1 E11 FOP=[YR=2022] S2 E8 N4 FGR=[YR=2022] E20 N2 E10 N20 W23 N4 W8 S26 E1\$ W1 N8 W6 S10 W1\$ E1 N10 E6 N18 E8 S4 E13 N31\$.														

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	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							