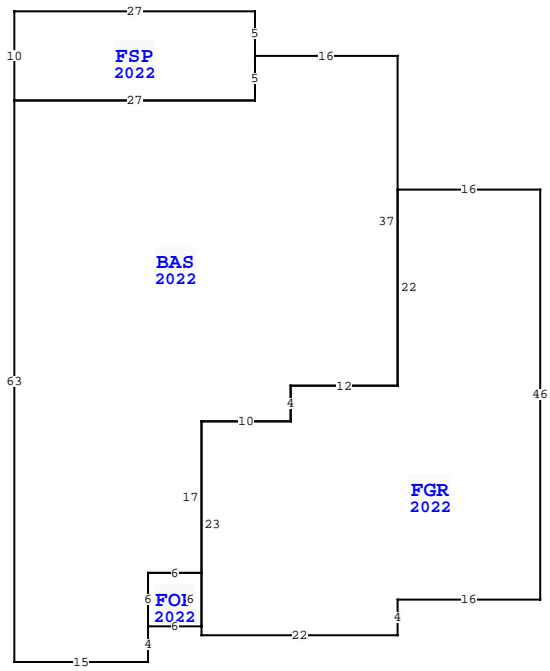


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
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	2,087	100	2,087
FGR	1,312	55	722
FOP	36	30	11
FSP	270	40	108
TOTALS	3,705		2,928

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,928	105.6560	125.47	367,376	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023 Heated Area: 2087 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		367,376	
TOTAL MARKET OB/XF VALUE		15,373	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		457,749	
SOH/AGL Deduction		0	
ASSESSED VALUE		457,749	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		407,749	
TOTAL JUST VALUE		457,749	
NCON VALUE		382,749	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017383	CO ISSUED	0	11/23/2022
21007692	NEW CONSTR	351,625	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2605/0529	11/23/2022	SW Q	Q	I	01	586,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KRANZ RICHARD ALLEN						
2464/0053	5/21/2021	SW 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
1	0811	CONCRETE B	0 100	0	0	1,241.00	SF	5.20	5.20	100	2022
2	0462	ST/AL FNC	0 100	0	0	832.00	SF	10.00	10.00	100	2022
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2022

TOTAL OB/XF											
15,373											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W16 FSP=[YR=2022] N5 W27 S10 E27 N5\$ S5 W27 S63 E15 N4 FOP=[YR=2022] E6 FGR=[YR=2022] S1 E22 N4 E16 N46 W16 S22 W12 S4 W10 S23 \$ N6 W6 S6\$ N6 E6 N17 E10 N4 E12 N37\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	1.00