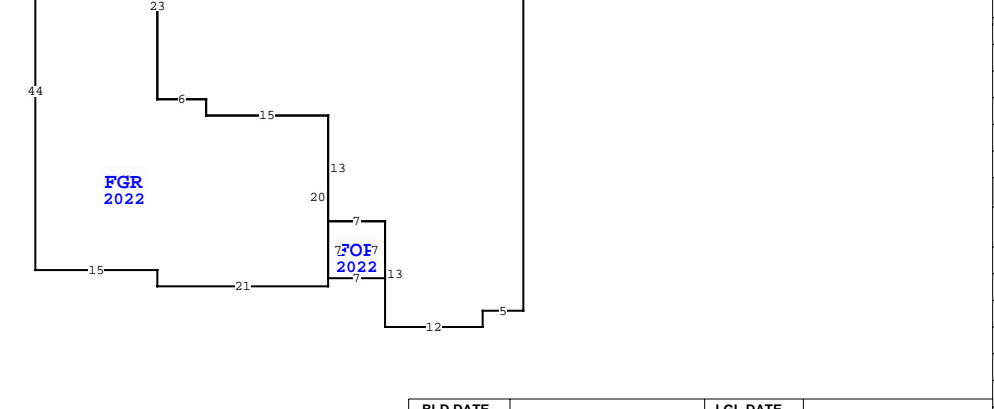




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,871	100.8000	119.70	463,359	2022	2022	0	0	0.00	100.00		



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	3,187	100	3,187	381,484
FGR	1,113	55	612	73,256
FOP	49	30	15	1,796
FOP	189	30	57	6,823
TOTALS	4,538		3,871	463,359

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			463,359
TOTAL MARKET OB/XF VALUE			12,775
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			551,134
SOH/AGL Deduction			0
ASSESSED VALUE			551,134
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			551,134
TOTAL JUST VALUE			551,134
NCON VALUE			476,134
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004897	CO ISSUED	0	03/31/2022
21004867	NEW CONSTR	481,440	05/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0298	3/30/2022	SW Q	Q	I	01	619,600

GRANTOR: RICHMOND AMERICAN HOM
GRANTEE: ELLSWORTH DAVID & J
2464/0053 5/21/2021 SW Q V 05 5,279,000
GRANTOR: AW VENTURE II LLC
GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2022] W24 FOP=[YR=2022] W21 S9 E21 N9\$ S9 W21 N9 W15 S29 FGR=[YR=2022] S44 E15 S2 E21 N1 FOP=[YR=2022] E7 N7 W7 S7\$ N20 W15 N2 W6 N23 W15\$ E15 S23 E6 S2 E15 S13 E7 S13 E12 N2 E5 N78\$.	

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	1,326.00	UT	5.20	5.20	100	2022	2022	3	100	6,895	
2	0462	ST/AL FNC	0	0	0	528.00	SF	10.00	10.00	100	2022	2022	3	100	5,280	
3	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

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	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							