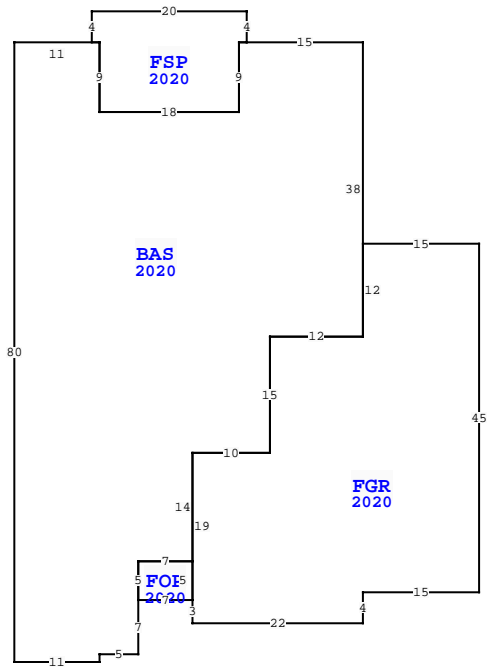


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,568	100	2,568
FGR	1,339	55	736
FOP	35	30	10
FSP	242	40	97
TOTALS	4,184		3,411

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,411	101.5680	120.61	411,401	2020	2020	0	0	0.50	99.50
1 SNGL FAM - 100% - 2021										Heated Area: 2568	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		409,344	
TOTAL MARKET OB/XF VALUE		5,049	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		489,393	
SOH/AGL Deduction		125,200	
ASSESSED VALUE		364,193	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		314,193	
TOTAL JUST VALUE		489,393	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		395,292	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011426	CO ISSUED	0	11/19/2020
20005125	NEW CONSTR	387,190	07/31/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/1108	5/23/2023	QC	U	I	11	100
GRANTOR: LYTTLE THEODORE R III						
GRANTEE: BRADLEY CHRISTINA M						
2413/1719	11/20/2020	SW	Q	I	01	396,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LYTTLE THEODORE R &						

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	0812	CONCRETE C	0	100	0	1,275.00	SF	4.00	4.00	100	2020	2020	3	99	5,049	

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

BUILDING NOTES																			
BUILDING DIMENSIONS																			
BAS=[YR=2020] W15 FSP=[YR=2020] N4 W20 S4 E1 S9 E18 N9 E1 S9 W18 N9 W11 S80 E11 N1 E5 N7 FOP=[YR=2020] E7																			
FGR=[YR=2020] S3 E22 N4 E15 N45 W15 S12 W12 S15 W10 S19 S5 W7 S5 S5 N5 E7 N14 E10 N15 E12 N38 S .																			

LAND DESCRIPTION		TOTAL OB/XF															5,049							
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							