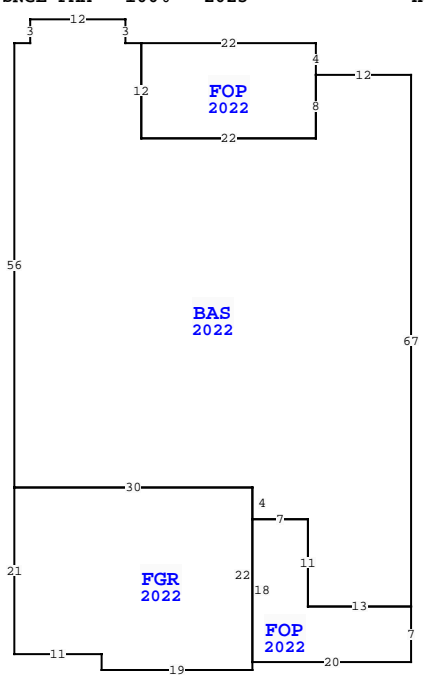




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
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	2,747	100	2,747
FGR	668	55	367
FOP	217	30	65
FOP	264	30	79
TOTALS	3,896		3,258

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,258	112.7368	133.87	436,148	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023										Heated Area: 2747	HX Base Yr 2023



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		436,148
TOTAL MARKET OB/XF VALUE		18,224
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		554,372
SOH/AGL Deduction		77,688
ASSESSED VALUE		476,684
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		426,684
TOTAL JUST VALUE		554,372
NCON VALUE		452,003
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007009	CO ISSUED	0	05/05/2022
21007045	NEW CONSTR	400,819	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
2564/1584	5/06/2022	WD Q	Q	I	01	620,600
GRANTOR: RIVERSIDE HOMES OF						
GRANTEE: KUBLBOCK CHRISTOPHE						
2457/1754	4/30/2021	SW Q	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

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	100	0	0		5.20	5.20	100	2022	2022	3	100	6,224	
2	0462	ST/AL FNC	0	100	0	0		10.00	10.00	100	2022	2022	3	100	12,000	

TOTAL OB/XF										18,224						
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BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W12 FOP=[YR=2022] N4 W22 S12 E22 N8\$ S8 W22 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E11 S2 E19 N1 FOP=[YR=2022] E20 N7 W13 N11 W7 S18\$ N22 W30\$ E30 S4 E7 S11 E13 N67\$.									

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							