

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	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4089.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,266	100	1,266
FGR	414	55	228
FOP	72	30	22
FOP	120	30	36
FUS	995	100	995
STR	77	10	8
TOTALS	2,944		2,555

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,555	100.6560	119.53	305,399	2019	2019	0	0	1.00	99.00

1 SNGL FAM - 50% - 2021 Heated Area: 2261 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		302,345	
TOTAL MARKET OB/XF VALUE		4,208	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		381,553	
SOH/AGL Deduction		96,975	
ASSESSED VALUE		284,578	
TOTAL EXEMPTION VALUE	HA HAB	50,000	
BASE TAXABLE VALUE		234,578	
TOTAL JUST VALUE		381,553	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,619	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904811	CO ISSUED	0	11/22/2019
B1904811	NEW CONSTR	299,147	05/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/1395	12/27/2019	SW	Q	I	01	285,000

GRANTOR: D R HORTON INC-JACKSO  
GRANTEE: KORNAK JOSEPH M & V  
2272/1964 5/02/2019 WD Q V 05 285,000  
GRANTOR: NASSAU PARTNERS LLC  
GRANTEE: D R HORTON INC-JACK

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	0810	CONCRETE A	0	50	10	3		6.50	6.50	100	2019	2019	3	99	193	
2	0811	CONCRETE B	0	50	0			5.20	5.20	100	2019	2019	3	99	4,015	

BLD DATE		03/03/2023	NW	LGL DATE	05/17/2023	MLU
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BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2019] W12 S10 BAS=[YR=2019] W26 S40 E6 FOP=[YR=2019] S6 E12 FGR=[YR=2019] S2 E20 N22 W7 S2 W13 S18\$ N6 W12\$ E12 N12 E13 N2 E7 N26 W12\$ E12 N10\$ PTR= E15 FUS=[YR=2019] E38 S32 W20 N8 W7 STR=[YR=2019] W11 N7 E11 S7\$ N7 W11 N17\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF															4,208							
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	000100	C	SFR				0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							