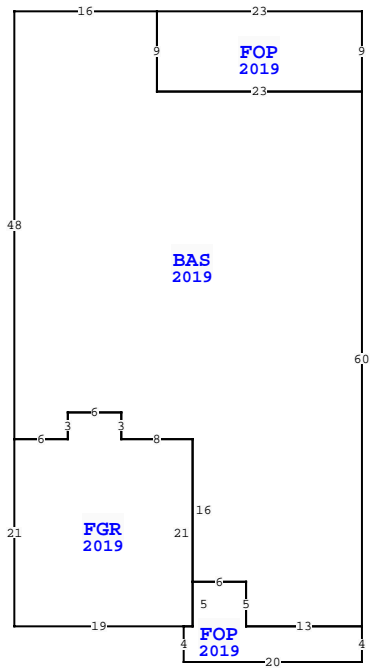


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	2,016	100	2,016
FGR	438	55	241
FOP	110	30	33
FOP	207	30	62
TOTALS	2,771		2,352
			273,154

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,352	98.7840	117.31	275,913	2019	2019	0	0	1.00	99.00
1 SNGL FAM - 100% - 2021										Heated Area: 2016	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		273,154	
TOTAL MARKET OB/XF VALUE		4,838	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		352,992	
SOH/AGL Deduction		107,633	
ASSESSED VALUE		245,359	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		195,359	
TOTAL JUST VALUE		352,992	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,129	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904818	CO ISSUED	0	10/21/2019
B1904818	NEW CONSTR	274,307	05/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2315/0075	10/25/2019	SW	Q	I	01	291,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DAVILA JOSE LUIS						
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	100	9	3			6.50	100	2019	2019	3	99	174	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2019	2019	3	99	4,664	

BLD DATE		03/03/2023	NW	LGL DATE	05/17/2023	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2019] W23 BAS=[YR=2019] W16 S48 FGR=[YR=2019] S21 E19 FOP=[YR=2019] S4 E20 N4 W13 N5 W6 S5 W1\$ E1 N21 W8 N3 W6\$ E6 N3 E6 S3 E8 S16 E6 S5 E13 N60 W23 N9\$ S9 E23 N9\$.	

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							