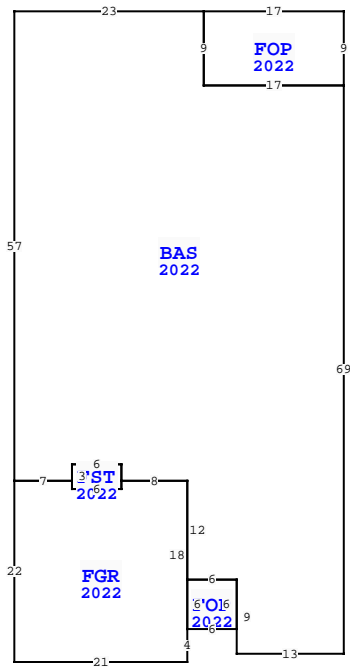




BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	31 HARDIE BRD 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	13 LVT/LAMMT 70			
Interior Floor	14 CARPET 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
Bathrooms	3 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4090.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100	2,460	247,058
FGR	456	55	251	25,208
FOP	36	30	11	1,105
FOP	153	30	46	4,620
FST	18	55	10	1,004
TOTALS	3,123		2,778	278,995

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		278,995	2022	2022	0	0	0.00	100.00
					Heated Area: 2460	HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			278,995
TOTAL MARKET OB/XF VALUE			3,427
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			342,422
SOH/AGL Deduction			0
ASSESSED VALUE			342,422
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			292,422
TOTAL JUST VALUE			342,422
NCON VALUE			282,422
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006423	CO ISSUED	0	04/25/2022
21005028	NEW CONSTR	347,214	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1058	5/06/2022	SW	Q	I	01	415,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FOSSO DONALD EUGENE						
2494/0082	9/02/2021	WD	Q	V	05	507,800
GRANTOR: PATRIOT RIDGE LLP						
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	0811	CONCRETE B	0	100	0	659.00	SF	5.20	5.20	100	2022	2022	3	100	3,427	

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2022] W17 BAS=[YR=2022] W23 S57 FGR=[YR=2022] S22 E21 N4 FOP=[YR=2022] E6 N6 W6 S6\$ N18 W8 FST=[YR=2022] S1 W6 N3 E6 S2\$ S1 W6 N1 W7\$ E7 N2 E6 S2 E8 S12 E6 S9 E13 N69 W17 N9\$ S9 E17 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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							