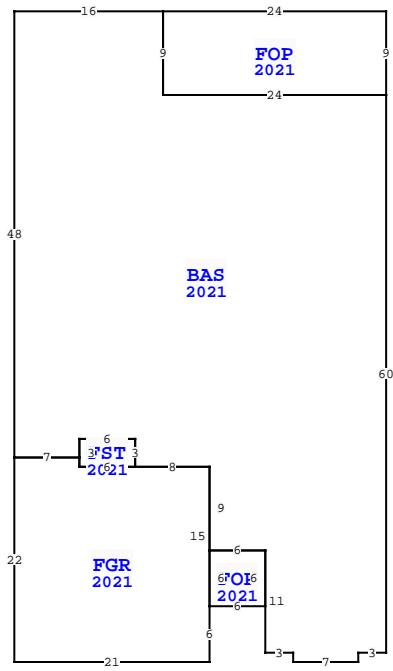


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	70	
Interior Floor	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
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	2,040	100	2,040	227,521
FGR	448	55	246	27,436
FOP	36	30	11	1,227
FOP	216	30	65	7,249
FST	18	55	10	1,115
TOTALS	2,758		2,372	264,549

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,372	123.5829	111.53	264,549	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2022										Heated Area: 2040	HX Base Yr 2022



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			264,549
TOTAL MARKET OB/XF VALUE			3,146
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			327,695
SOH/AGL Deduction			18,477
ASSESSED VALUE			309,218
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			259,218
TOTAL JUST VALUE			327,695
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015666	CO ISSUED	0	11/10/2021
21002029	NEW CONSTR	297,129	03/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2517/1244	11/24/2021	SW	Q	I	01	387,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: OWENS VALERIE DENIS						
2435/0486	2/16/2021	WD	Q	V	05	707,600
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	605.00	SF	5.20	5.20	100	2021	2021	3	100	3,146	

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2021] W24 BAS=[YR=2021] W16 S48 FGR=[YR=2021] S22 E21 N6 FOP=[YR=2021] E6 N6 W6 S6\$ N15 W8 FST=[YR=2021] N3 W6 S3 E6\$ W6 N1 W7\$ E7 N2 E6 S3 E8 S9 E6 S11 E3 S1 E7 N1 E3 N60 W24 N9\$ S9 E24 N9\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,146							
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	000000	C	VAC RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							