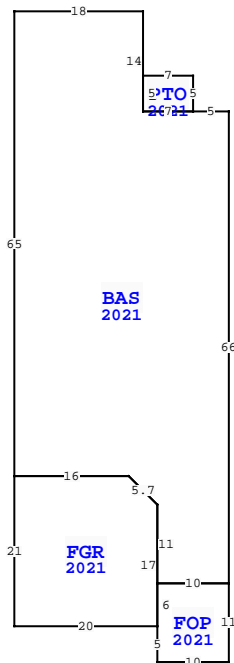




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	11	CLAY TILE	70	
Interior Floo	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		4	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4091.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100	1,940	202,633
FGR	412	55	227	23,710
FOP	110	30	33	3,447
PTO	35	5	2	209
TOTALS	2,497		2,202	229,999

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%	- 2022								
				Heated Area:	1940			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			229,999	
TOTAL MARKET OB/XF VALUE			2,855	
TOTAL LAND VALUE - MARKET			45,000	
TOTAL MARKET VALUE			277,854	
SOH/AGL Deduction			33,214	
ASSESSED VALUE			244,640	
TOTAL EXEMPTION VALUE	HX HB VX		55,000	
BASE TAXABLE VALUE			189,640	
TOTAL JUST VALUE			277,854	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			237,515	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013709	CO ISSUED	0	10/07/2021
21003489	NEW CONSTR	278,180	03/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/0713	10/15/2021	SW	Q	I	01	290,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DALTON KIFFIE						
2439/1984	3/04/2021	WD	Q	V	05	534,900
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	0			5.20	100	2021	2021	3	100	2,855	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES											
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BUILDING DIMENSIONS
 BAS=[YR=2021] W5 PTO=[YR=2021] N5 W7 S5 E7 \$ W7 N14 W18 S65
 FGR=[YR=2021] S21 E20 FOP=[YR=2021] S5 E10 N11 W10 S6\$ N17
 U4 L4 W16\$ E16 R4 D4 S11 E10 N66\$.

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							