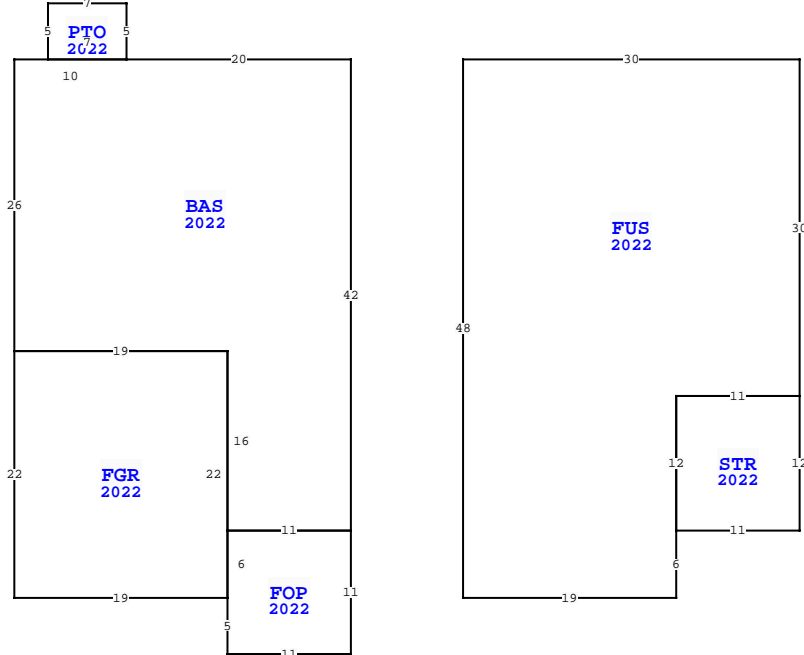




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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
BAS	956	100	956
FGR	418	55	230
FOP	121	30	36
FUS	1,242	100	1,242
PTO	35	5	2
STR	132	10	13
TOTALS	2,904		2,479

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		248,074	2022	2022	0	0	0.00	100.00
					Heated Area: 2198						
					HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		248,074	
TOTAL MARKET OB/XF VALUE		4,134	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		297,208	
SOH/AGL Deduction		0	
ASSESSED VALUE		297,208	
TOTAL EXEMPTION VALUE	HX HB VX XM	55,000	
BASE TAXABLE VALUE		242,208	
TOTAL JUST VALUE		297,208	
NCON VALUE		252,208	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		45,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014559	CO ISSUED	0	09/23/2022
22001758	NEW CONSTR	356,945	02/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/1076	9/28/2022	SW	Q	I	02	409,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HICKS CHANAY LYNISE						
2534/0142	1/25/2022	WD	Q	V	05	686,300
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	0810	CONCRETE A	0	100	0	0			6.50	100	2022	2022	3	100	4,134	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W20 PTO=[YR=2022] N5 W7 S5 E7\$ W10 S26	
FGR=[YR=2022] S22 E19 FOP=[YR=2022] S5 E11 N11 W11 S6\$ N22	
W19\$ E19 S16 E11 N42\$ PTR=E10 FUS=[YR=2022] S48 E19 N6	
STR=[YR=2022] E11 N12 W11 S12\$ N12 E11 N30 W30\$ W10\$.	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							