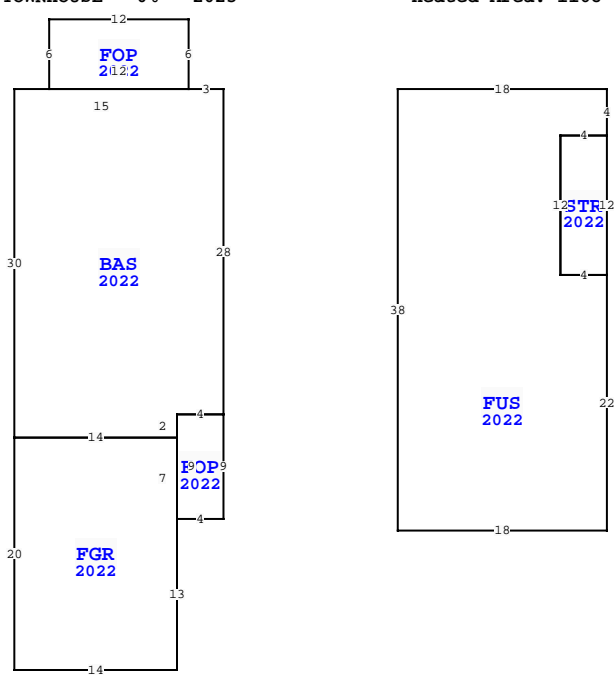




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	4092.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	532	100	532
FGR	280	55	154
FOP	36	30	11
FOP	72	30	22
FUS	636	100	636
STR	48	10	5
TOTALS	1,604		1,360

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 2023		Heated Area: 1168					HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			162,316
TOTAL MARKET OB/XF VALUE			2,093
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			204,409
SOH/AGL Deduction			0
ASSESSED VALUE			204,409
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			204,409
TOTAL JUST VALUE			204,409
NCON VALUE			164,409
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			32,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017364	CO ISSUED	0	11/23/2022
21009158	NEW CONSTR	191,924	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/1706	12/06/2022	SW	Q	I	01	245,900
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RITTER EVAN M						
2495/0837	9/09/2021	WD	Q	V	05	448,000
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	0	0	322.00	SF	6.50	6.50	100	2022	2022	3	100	2,093	

BLD DATE		04/17/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	

BAS=[YR=2022] W3 FOP=[YR=2022] N6 W12 S6 E12\$ W15 S30
 FGR=[YR=2022] S20 E14 N13 FOP=[YR=2022] E4 N9 W4 S9\$ N7 W14\$
 E14 N2 E4 N28\$ PTR=E15 FUS=[YR=2022] E18 S4 STR=[YR=2022] S12
 W4 N12 E4\$ W4 S12 E4 S22 W18 N38\$ W15\$.

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							