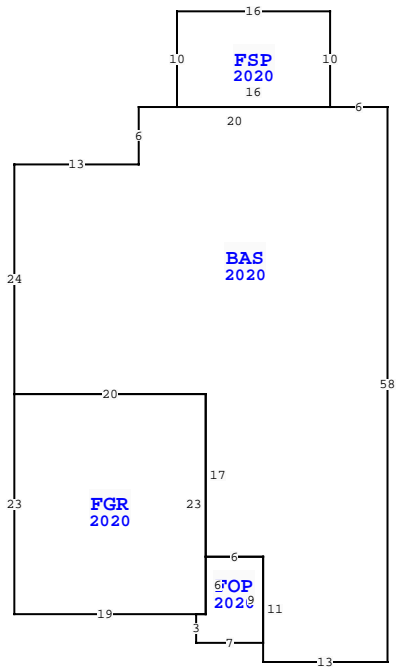




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	4068.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,558	100	1,558
FGR	460	55	253
FOP	57	30	17
FSP	160	40	64
TOTALS	2,235		1,892
			185,148

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%	- 2021								
					Heated Area: 1558						
					HX Base Yr 2021						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		185,148	
TOTAL MARKET OB/XF VALUE		3,349	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		263,497	
SOH/AGL Deduction		67,126	
ASSESSED VALUE		196,371	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		146,371	
TOTAL JUST VALUE		263,497	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		228,990	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2005361	CO ISSUED	0	12/14/2020
B2005361	NEW CONSTR	219,306	08/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/1784	12/17/2020	SW	Q	I	01	260,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ANDERSON TRACINE JO						
2370/0961	6/19/2020	SW	Q	V	05	650,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

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	3	6		18.00	SF 6.50	100	2020	2020	3	99	116	
2	0811	CONCRETE B	0	100	0	0		628.00	SF 5.20	100	2020	2020	3	99	3,233	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/18/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W6 FSP=[YR=2020] N10 W16 S10 E16\$ W20 S6 W13 S24 FGR=[YR=2020] S23 E19 FOP=[YR=2020] S3 E7 N9 W6 S6 W1\$ E1 N23 W20\$ E20 S17 E6 S11 E13 N58\$.	

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	75,000.00	75,000.00	75,000							