

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	13	LVT/LAMMT	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,692	104.8320	94.61	254,690	2021	2021	0	0	0.00	100.00

1 SINGLE FAM - 0% - 2023 Heated Area: 2374 HX Base Yr

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	SUBAREA MARKET VALUE
BAS	1,041	100	1,041	98,489
FGR	452	55	249	23,558
FOP	57	30	17	1,608
FOP	160	30	48	4,541
FUS	1,333	100	1,333	126,115
STR	44	10	4	378
TOTALS	3,087		2,692	254,690

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			254,690
TOTAL MARKET OB/XF VALUE			4,537
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			334,227
SOH/AGL Deduction			0
ASSESSED VALUE			334,227
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			334,227
TOTAL JUST VALUE			334,227
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106407	CO ISSUED	0	12/30/2021
B2106407	NEW CONSTR	339,918	05/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/1171	1/04/2022	SW Q	Q	I	01	325,600

GRANTOR: RICHMOND AMERICAN HOM  
GRANTEE: LENDRY CAITLIN & DE  
2419/0180 12/15/2020 SW Q V 05 630,200  
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	0	0	674.00	SF	6.50	6.50	100	2021	2021	3	100	4,381	
2	0810	CONCRETE A	0	0	3	24.00	SF	6.50	6.50	100	2021	2021	3	100	156	

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

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b>                      BAS=[YR=2021] W2 FOP=[YR=2021] N10 W16 S10 E16\$ W33 S16                      FGR=[YR=2021] S26 E19 FOP=[YR=2021] S5 E5 N13 W4 S8 W1\$ E1                      N22 W17 N4 W3\$ E3 S4 E17 S14 E4 S13 E11 N47\$ PTR=E10                      FUS=[YR=2021] E35 S40 W12 N1 W23 N19 STR=[YR=2021] N4 E11 S4                      W11\$ E11 N4 W11 N16\$ W10\$.</p>	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							