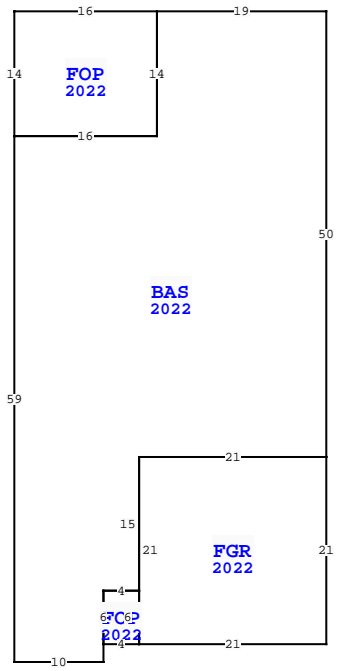




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
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		4068.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,816	100	1,816
FGR	441	55	243
FOP	24	30	7
FOP	224	30	67
TOTALS	2,505		2,133
			207,520

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								
				Heated Area: 1816							
					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		207,520		
TOTAL MARKET OB/XF VALUE		3,260		
TOTAL LAND VALUE - MARKET		75,000		
TOTAL MARKET VALUE		285,780		
SOH/AGL Deduction		0		
ASSESSED VALUE		285,780		
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE		235,780		
TOTAL JUST VALUE		285,780		
NCON VALUE		210,780		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		65,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2110761	CO ISSUED	0	06/01/2022
B2110761	NEW CONSTR	266,503	08/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1329	6/10/2022	SW	Q	I	01	345,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KHAMCHAREON VITHOON						
2486/1351	8/05/2021	SW	Q	V	05	633,700
GRANTOR: WOODBRIDGE NASSAU LLC						
GRANTEE: RICHMOND AMERICAN H						

EXTRA FEATURES															TOTAL OB/XF					3,260				
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			627.00	SF	5.20				3,260									

LAND DESCRIPTION															TOTAL OB/XF					3,260				
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							

BUILDING NOTES																								
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2022] W19 FOP=[YR=2022] W16 S14 E16 N14\$ S14 W16 S59 E10 N2 FOP=[YR=2022] E4 FGR=[YR=2022] E21 N21 W21 S21\$ N6 W4 S6\$ N6 E4 N15 E21 N50\$.</p>																								