

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	90
Interior Floo	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0 100	
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1043.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	852	100	852
FCP	751	25	188
FOP	154	30	46
FOP	696	30	209
FST	135	55	74
FUS	1,269	100	1,269
STR	48	10	5
TOTALS	3,905		2,643
			426,633

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 100%	- 2024								
Heated Area: 2121						HX Base Yr 2024						
BLD DATE				LGL DATE				03/13/2024				MLU
XF DATE				LAND DATE								
INC DATE				AG DATE								

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				426,633
TOTAL MARKET OB/XF VALUE				8,462
TOTAL LAND VALUE - MARKET				270,000
TOTAL MARKET VALUE				705,095
SOH/AGL Deduction				0
ASSESSED VALUE				705,095
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				655,095
TOTAL JUST VALUE				705,095
NCON VALUE				435,095
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				240,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2020-08620	CONSTRUCT NEW S/		12/21/2023
20200862	NEW CONSTR	0	12/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2380/1823	7/30/2020	WD Q	Q	V	01	215,000
GRANTOR: RIVER GREEN ESTATES L						
GRANTEE: HARPER RICKY A & CA						
2197/0545	5/17/2018	WD Q	Q	V	05	345,000
GRANTOR: GAETA MARY DORR ET AL						
GRANTEE: RIVER GREEN ESTATES						

BLD DATE		LGL DATE	
XF DATE	LAND DATE	AG DATE	

BUILDING NOTES	
<p><b>BUILDING DIMENSIONS</b></p> <p>BAS=[YR=2024;ORIG=80,10] W13 S5 W9 W15 S13 E3 S3 E17 S7 S5 E17 N33 \$</p> <p>FST=[YR=2024;ORIG=63,31] W17 S3 W4 S4 E21 N7 \$</p> <p>POP=[YR=2024;ORIG=43,15] N3 W7 S19 E6 S3 E4 N3 N3 W3 N13 \$</p> <p>FCP=[YR=2024;ORIG=80,43] W17 N5 W21 S22 E38 N17 \$</p> <p>FUS=[YR=2024;ORIG=135,10] W21 S4 W16 S37 E20 N8 E17 N6 W4 N3 W8 N3 E12 N21 \$</p> <p>STR=[YR=2024;ORIG=123,31] E12 S6 W4 N3 W8 N3 \$</p> <p>POP=[YR=2024;ORIG=118,43] E17 S16 W40 N30 W4 N18 E23 S3 W16 S37 E20 N8 \$</p>	

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	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2024	2023		100	5,512	
2	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2024	2023		100	950	
3	0504	FP-ELECTRI	0	100	0	0		2,000.00	2,000.00	100	2024	2023		100	2,000	

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	DPTH 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			R-2	60.00	115.00	60.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	270,000							