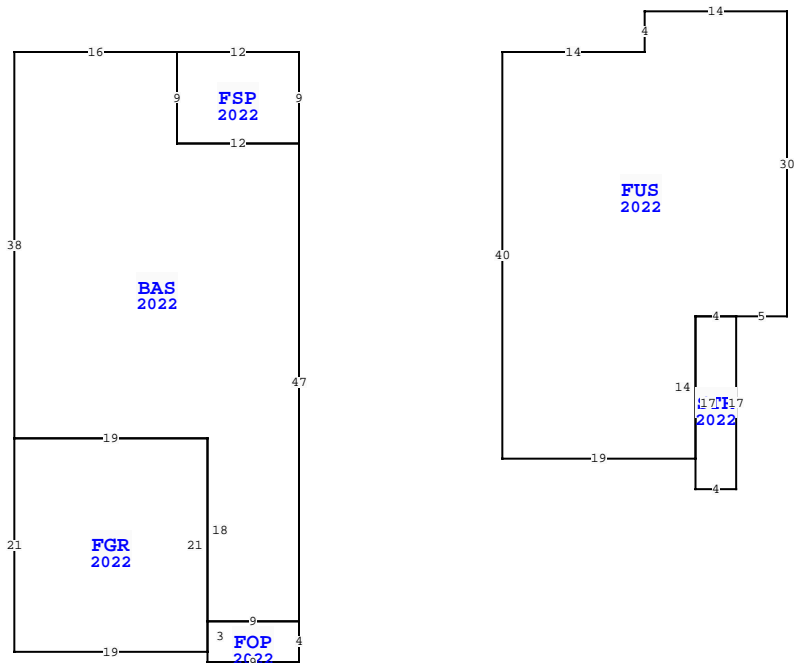


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,118	100	1,118
FGR	399	55	219
FOP	36	30	11
FSP	108	40	43
FUS	1,050	100	1,050
STR	68	10	7
TOTALS	2,779		2,448
			386,701

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%	- 2023	388,644	2022	2022	0	0	0.50	99.50
				Heated Area: 2168			HX Base Yr 2023				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			386,701
TOTAL MARKET OB/XF VALUE			5,400
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			557,101
SOH/AGL Deduction			42,506
ASSESSED VALUE			514,595
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			464,595
TOTAL JUST VALUE			557,101
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			499,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005294	CO ISSUED	0	04/06/2022
20214398	NEW CONSTR	0	05/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/0816	4/08/2022	SW	Q	I	01	598,700

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: HOLLAND PAUL & DEBO

BUILDING NOTES	
BUILDING DIMENSIONS FSP=[YR=2022] W12 BAS=[YR=2022] W16 S38 FGR=[YR=2022] S21 E19 FOP=[YR=2022] S1 E9 N4 W9 S3\$ N21 W19\$ E19 S18 E9 N47 W12 N9\$ S9 E12 N9\$ PTR=E20 FUS=[YR=2022] E14 N4 E14 S30 W5 STR=[YR=2022] S17 W4 N17 E4\$ W4 S14 W19 N40\$ W20\$.	

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	0855	CONC PAVER	0	100	0	0			10.00	100	2022	2022	3	100	5,400	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							