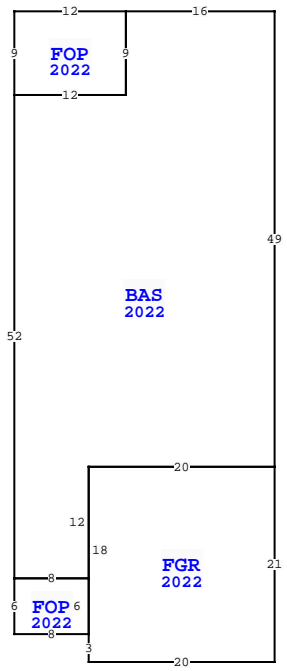


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
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	1,360	100	1,360
FGR	420	55	231
FOP	48	30	14
FOP	108	30	32
TOTALS	1,936		1,637
			299,050

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							
					Heated Area: 1360						
						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			299,050	
TOTAL MARKET OB/XF VALUE			3,940	
TOTAL LAND VALUE - MARKET			165,000	
TOTAL MARKET VALUE			467,990	
SOH/AGL Deduction			74,943	
ASSESSED VALUE			393,047	
TOTAL EXEMPTION VALUE			50,000	
BASE TAXABLE VALUE			343,047	
TOTAL JUST VALUE			467,990	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			414,466	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008926	CO ISSUED	0	06/10/2022
20214083	NEW CONSTR	0	05/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/0464	6/10/2022	SW Q	Q	I	02	497,400

GRANTOR: ENCLAVE PHASE II PART
GRANTEE: REUBEN S JESSE LIVI

BUILDING NOTES	
BAS=[YR=2022] W16 FOP=[YR=2022] W12 S9 E12 N9\$ S9 W12 S52 FOP=[YR=2022] S6 E8 FGR=[YR=2022] S3 E20 N21 W20 S18\$ N6 W8\$ E8 N12 E20 N49\$.	

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 PAVR	0	100	0	0			10.00	100	2022	2022	3	100	3,940	

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							