

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	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9015.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,326	100	2,326
FCP	462	25	116
FOP	252	30	76
FOP	256	30	77
FUS	296	100	296
STR	79	10	8
TOTALS	3,671		2,899
			376,058

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,899	103.7760	129.72	376,058	2023	2023	0	0	0.00	100.00	
1 SNGL FAM - 0% - 2024												
Heated Area: 2622												
HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			376,058
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			541,058
SOH/AGL Deduction			71,830
ASSESSED VALUE			469,228
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			469,228
TOTAL JUST VALUE			541,058
NCON VALUE			376,058
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010417	CO ISSUED		08/14/2023
22017061	NEW CONSTR	443,393	11/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1363	6/03/2021	WD	Q	V	01	89,900

GRANTOR: 320 NASSAU LLC
GRANTEE: DRIGGERS STEPHEN &

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=88,20] W21 W21 N12 W16 S25 W4 S15 E4 S7 E32 E4 S2 E22 N37 \$	
FCP=[YR=2024;ORIG=88,-2] W21 S10 S12 E21 N22 \$	
FUS=[YR=2024;ORIG=112,31] W20 S12 E2 S14 E4 N14 E14 N12 \$	
FOP=[YR=2024;ORIG=30,55] E32 S8 W32 N8 \$	
FOP=[YR=2024;ORIG=46,8] E21 S12 W21 N12 \$	
STR=[YR=2024;ORIG=112,27] S4 S12 E4 N13 E5 N3 W9 \$	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000115	C	SFR ACRES	0	0003	OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	165,000								