



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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	4093.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	204,067
FGR	420	55	231	25,398
FOP	125	30	38	4,178
PTO	70	5	4	440
TOTALS	2,471		2,129	234,084

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
1	0811	CONCRETE B	0 100	0	0	648.00	SF	5.20	5.20	100	2022	2022	3	100

1 SINGLE FAM - 100% - 2023

Heated Area: 1856

HX Base Yr 2023

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF														
3,370														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		234,084	
TOTAL MARKET OB/XF VALUE		3,370	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		287,454	
SOH/AGL Deduction		50,746	
ASSESSED VALUE		236,708	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		186,708	
TOTAL JUST VALUE		287,454	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,744	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002324	CO ISSUED	0	02/10/2022
21002322	NEW CONSTR	269,599	05/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/0321	2/11/2022	WD	Q	I	01	321,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GLENN TOMMIE ANGEL						
2467/1720	6/03/2021	WD	Q	V	05	600,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W15 PT0=[YR=2022] N7 W10 S7 E10\$ W24 S59 FOP=[YR=2022] S5 E20 N5 FGR=[YR=2022] E19 N20 W21 S20 E2\$ W2 N5 W5 S5 W13\$ E13 N5 E5 N15 E21 N39\$.														

LAND DESCRIPTION														
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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00