



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	203,047
FGR	420	55	231	25,271
FOP	125	30	38	4,157
PTO	70	5	4	438
TOTALS	2,471		2,129	232,914

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	655.00	SF	5.20	5.20	100	2021	2021	3	99

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

1 SINGLE FAM - 100% - 2022

Heated Area: 1856

HX Base Yr 2022

BLD DATE 03/29/2022 NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/12/2024 MLU

TOTAL OB/XF														
3,372														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		232,914	
TOTAL MARKET OB/XF VALUE		3,372	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		286,286	
SOH/AGL Deduction		40,747	
ASSESSED VALUE		245,539	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		195,539	
TOTAL JUST VALUE		286,286	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,780	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001475	NEW CONSTR	255,468	02/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2487/0371	8/12/2021	SW	Q	I	01	310,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: YANG CHUYI Y						
2428/1461	1/26/2021	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=2021] W14 PT0=[YR=2021] N7 W10 S7 E10\$ W25 S39 FGR=[YR=2021] S20 E19 FOP=[YR=2021] S5 E20 N5 W13 N5 W5 S5 W2\$ E2 N20 W21\$ E21 S15 E5 S5 E13 N59\$.														