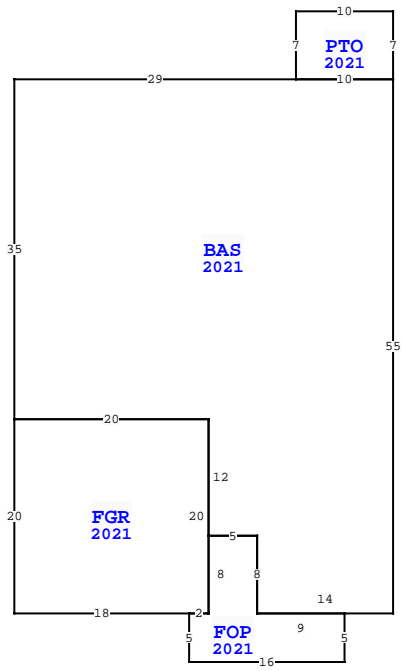




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31		HARDIE BRD	100
Roof Structur	03		GABLE/HIP	100
Roof Cover	03		COMP SHNGL	100
Interior Wall	05		DRYWALL	100
Interior Floor	11		CLAY TILE	70
Interior Floor	14		CARPET	30
Air Condition	03		CENTRAL	100
Heating Type	04		AIR DUCTED	100
Bedrooms			4	100
Bathrooms			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	1,705	100	1,705	188,105
FGR	400	55	220	24,272
FOP	120	30	36	3,972
PTO	70	5	4	442
TOTALS	2,295		1,965	216,790

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022								
Heated Area: 1705					HX Base Yr 2022						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		216,790	
TOTAL MARKET OB/XF VALUE		3,439	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		270,229	
SOH/AGL Deduction		38,227	
ASSESSED VALUE		232,002	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		182,002	
TOTAL JUST VALUE		270,229	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,467	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004392	NEW CONSTR	234,598	04/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2502/1275	9/30/2021	SW	Q	I	01	301,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SULLIVAN MATTHEW E						
2448/1201	4/01/2021	WD	Q	V	05	1,560,000
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

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	0811	CONCRETE B	0	100	0	668.00	SF	5.20	5.20	100	2021	2021	3	99	3,439	

BLD DATE	03/29/2022	NW	LGL DATE	
XF DATE			LAND DATE	03/12/2024
INC DATE			AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS
 PTO=[YR=2021] W10 S7 BAS=[YR=2021] W29 S35 FGR=[YR=2021] S20
 E18 FOP=[YR=2021] S5 E16 N5 W9 N8 W5 S8 W2\$ E2 N20 W20\$ E20
 S12 E5 S8 E14 N55 W10\$ E10 N7\$.

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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							