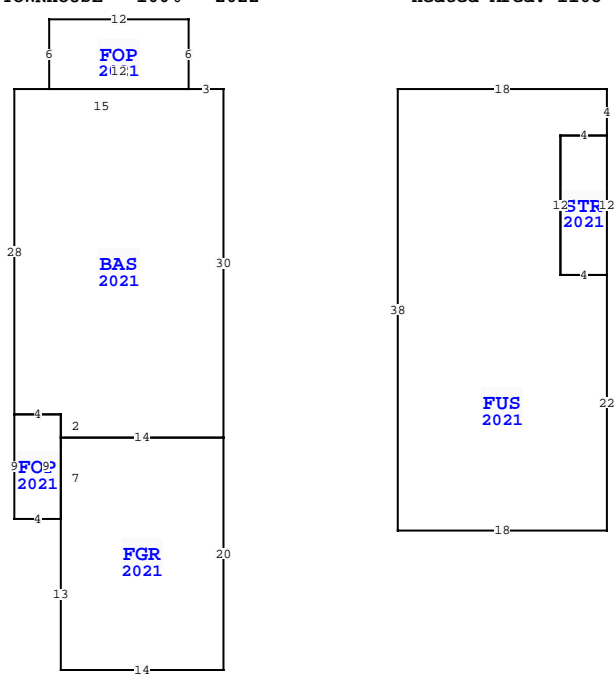




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31		HARDIE BRD	100
Roof Structur	03		GABLE/HIP	100
Roof Cover	03		COMP SHNGL	100
Interior Wall	05		DRYWALL	100
Interior Floor	11		CLAY TILE	60
Interior Floor	14		CARPET	40
Air Condition	03		CENTRAL	100
Heating Type	04		AIR DUCTED	100
Bedrooms			2	100
Bathrooms			2.5	100
Frame	02		WOOD FRAME	100
Stories	2.		2.	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	532	100	532	63,177
FGR	280	55	154	18,288
FOP	36	30	11	1,306
FOP	72	30	22	2,613
FUS	636	100	636	75,527
STR	48	10	5	594
TOTALS	1,604		1,360	161,504

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	- 100%	- 2022		119.35	162,316	2021	2021	0	0	0.50	99.50
Heated Area: 1168										HX Base Yr 2022		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			161,504
TOTAL MARKET OB/XF VALUE			2,580
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			204,084
SOH/AGL Deduction			45,422
ASSESSED VALUE			158,662
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			108,662
TOTAL JUST VALUE			204,084
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			204,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2100000	NEW CONSTR	158,000	03/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/1775	12/31/2021	SW	Q	I	01	229,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RICKETTS KAREN LOUI						
2440/0368	3/04/2021	WD	Q	V	05	450,800
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

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	0810	CONCRETE A	0	100	0	401.00	SF	6.50	6.50	100	2021	2021	3	99	2,580	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W3 FOP=[YR=2021] N6 W12 S6 E12\$ W15 S28 FOP=[YR=2021] S9 E4 FGR=[YR=2021] S13 E14 N20 W14 S7\$ N9 W4\$ E4 S2 E14 N30\$ PTR=E15 FUS=[YR=2021] E18 S4 STR=[YR=2021] S12 W4 N12 E4\$ W4 S12 E4 S22 W18 N38\$ W15\$.	

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	000310	C	TOWNHOUSE2	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							