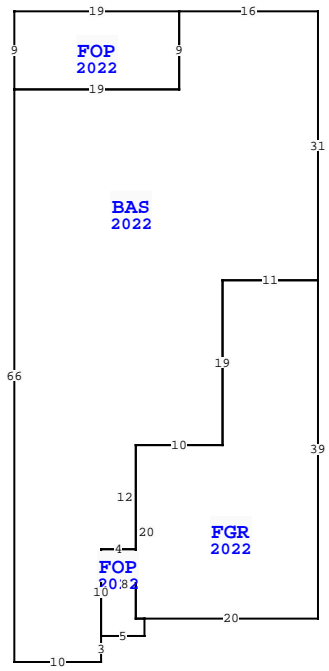


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,668	100	1,668
FGR	629	55	346
FOP	42	30	13
FOP	171	30	51
TOTALS	2,510		2,078
			214,741

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2023								
					Heated Area: 1668	HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			214,741
TOTAL MARKET OB/XF VALUE			4,009
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			283,750
SOH/AGL Deduction			0
ASSESSED VALUE			283,750
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			283,750
TOTAL JUST VALUE			283,750
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010390	CO ISSUED	0	07/07/2022
21014904	NEW CONSTR	292,136	10/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/1780	7/25/2022	SW Q	Q	I	01	414,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SEMONES KYLE LANSFO						
2451/0757	4/07/2021	SW Q	Q	V	05	2,612,500
GRANTOR: THREE RIVERS DEVELOPE						
GRANTEE: RICHMOND AMERICAN H						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W16 FOP=[YR=2022] W19 S9 E19 N9\$ S9 W19 S66 E10 N3 FOP=[YR=2022] E5 N2 FGR=[YR=2022] E20 N39 W11 S19 W10 S20 E1\$ W1 N8 W4 S10\$ N10 E4 N12 E10 N19 E11 N31\$.	

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	0	0	0		771.00	SF	5.20				5.20	100	2022	2022	3	100	4,009	

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	000135	C	SFR CNSVTN	0		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							