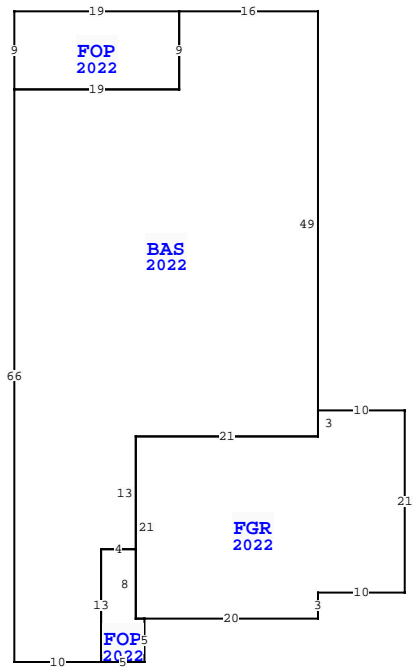


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	1,856	100	1,856
FGR	651	55	358
FOP	57	30	17
FOP	171	30	51
TOTALS	2,735		2,282

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%	- 2023								
					Heated Area: 1856						
					HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			240,066
TOTAL MARKET OB/XF VALUE			4,794
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			309,860
SOH/AGL Deduction			3,067
ASSESSED VALUE			306,793
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			251,793
TOTAL JUST VALUE			309,860
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009655	CO ISSUED	0	08/01/2022
21009655	NEW CONSTR	323,173	09/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1020	8/31/2022	SW Q	Q	I	01	418,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WINDHAM JEFFERSON W						
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 FOP=[YR=2022] E5 N5 FGR=[YR=2022] E20 N3 E10 N21 W10 S3 W21 S21 E1 S W1 N8 W4 S13 S N13 E4 N13 E21 N49 S .	

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	0			5.20	100	2022	2022	3	100	4,794	

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	100		PUD	62.00	122.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							