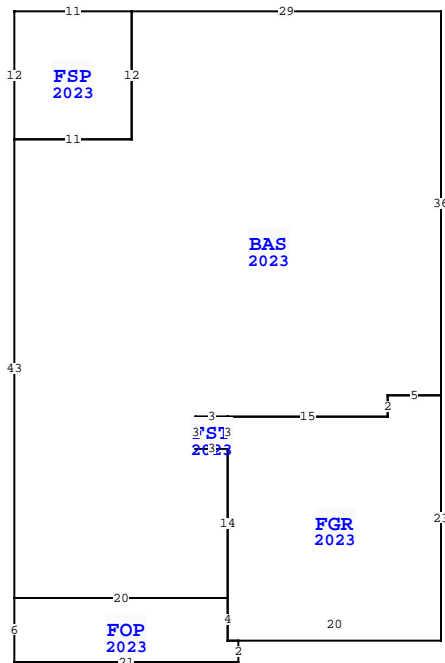


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	5009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,709	100	1,709
FGR	430	55	236
FOP	122	30	37
FSP	132	40	53
FST	9	55	5
TOTALS	2,402		2,040
			219,361

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%	- 2024								
				Heated Area: 1709	HX Base Yr 2024						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			219,361
TOTAL MARKET OB/XF VALUE			3,827
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			278,188
SOH/AGL Deduction			0
ASSESSED VALUE			278,188
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			228,188
TOTAL JUST VALUE			278,188
NCON VALUE			223,188
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2300614	CO		07/12/2023
B2300614	NEW CONSTR	318,999	01/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/417	7/26/2023	SW Q		I	01	318,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: TERREFORTE NATHAN &

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=-20,-20] W29 S12 W11 S43 E20 N14 W3 N3 E3 E15 N2 E5 N36 \$	
FGR=[YR=2023;ORIG=-20,16] W5 S2 W15 S3 S14 S4 E20 N23 \$	
FSP=[YR=2023;ORIG=-49,-20] W11 S12 E11 N12 \$	
FOP=[YR=2023;ORIG=-39,39] W1 N4 W20 S6 E21 N2 \$	
FST=[YR=2023;ORIG=-40,18] W3 S3 E3 N3 \$	

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			736.00	SF	5.20				5.20	100	2024	2023	100	3,827	

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	000100	C	SFR			PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							