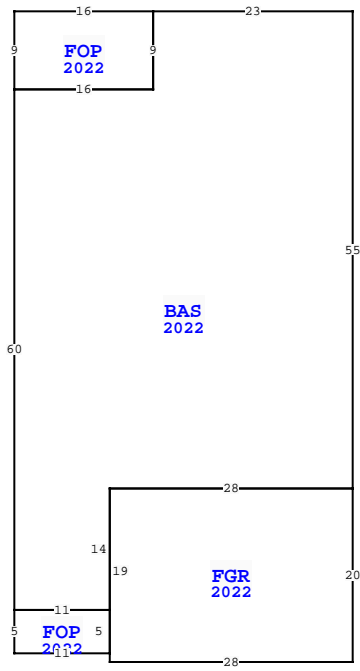


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		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	05	
NEIGHBORHOOD/LOC		5009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,155	100	2,155	223,064
FGR	560	55	308	31,881
FOP	55	30	16	1,656
FOP	144	30	43	4,451
TOTALS	2,914		2,522	261,052

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%	- 2024								
				Heated Area:	2155	HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			261,052
TOTAL MARKET OB/XF VALUE			5,455
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			321,507
SOH/AGL Deduction			0
ASSESSED VALUE			321,507
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			321,507
TOTAL JUST VALUE			321,507
NCON VALUE			266,507
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2300607	CO		07/12/2023
B2300607	NEW CONSTR	399,751	01/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/1382	8/11/2023	SW	Q	I	01	384,800

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: HAUSER MARY CHRISTI

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=-23,-1] E23 S55 W28 S14 W11 N60 E16 N9 \$	
FGR=[YR=2022;ORIG=0,54] S20 W28 N1 N19 E28 \$	
FOP=[YR=2022;ORIG=-39,-1] E16 S9 W16 N9 \$	
FOP=[YR=2022;ORIG=-28,73] W11 N5 E11 S5 \$	

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		5.20	100	2024	2023		100	5,455	

LAND DESCRIPTION		TOTAL OB/XF														5,455								
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							