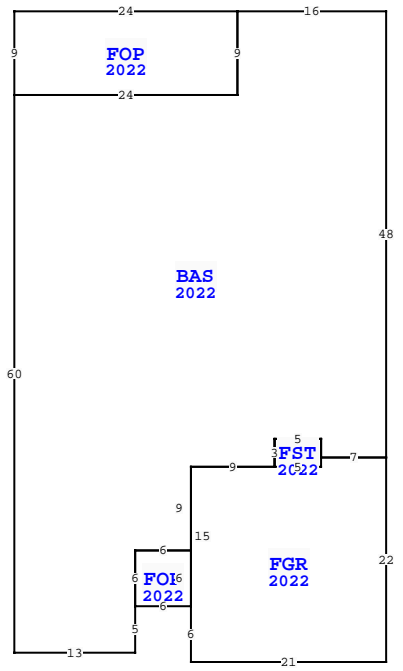


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	13	LVT/LAMNT	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	5009.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,036	100	2,036
FGR	463	55	255
FOP	36	30	11
FOP	216	30	65
FST	15	55	8
TOTALS	2,766		2,375
			262,010

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,375	116.1300	110.32	262,010	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024										Heated Area: 2036	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			262,010
TOTAL MARKET OB/XF VALUE			3,526
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			320,536
SOH/AGL Deduction			0
ASSESSED VALUE			320,536
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			270,536
TOTAL JUST VALUE			320,536
NCON VALUE			265,536
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302761	CO		07/20/2023
23002761	NEW CONSTR	381,290	03/01/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2658/1017	7/31/2023	SW	Q	I	01	374,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: THOMPSON TATON MYKE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/12/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=0,0] W16 S9 W24 S60 E13 N5 N6 E6 N9 E9 N3 E5 S2 E7 N48 \$	
FGR=[YR=2022;ORIG=-21,64] S6 E21 N22 W7 N2 W5 S3 W9 S15 \$	
FOP=[YR=2022;ORIG=-16,0] W24 S9 E24 N9 \$	
FOP=[YR=2022;ORIG=-27,64] E6 N6 W6 S6 \$	
FST=[YR=2022;ORIG=-7,48] S1 W5 N3 E5 S2 \$	

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	678.00	SF	5.20	5.20	100	2024	2023		100	3,526	

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							