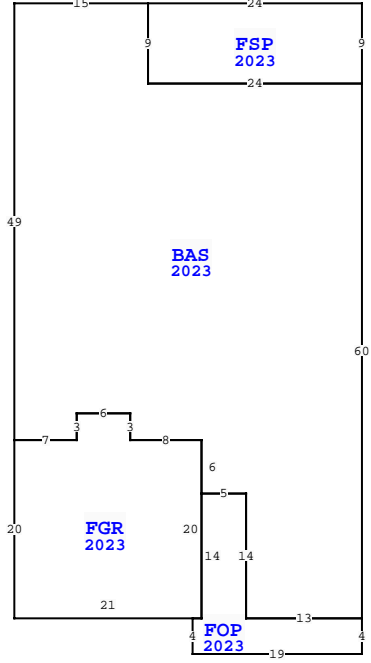


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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	1,967	100	1,967
FGR	438	55	241
FOP	146	30	44
FSP	216	40	86
TOTALS	2,767		2,338
			249,231

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,338	112.2100	106.60	249,231	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024										Heated Area: 1967	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			249,231
TOTAL MARKET OB/XF VALUE			3,910
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			308,141
SOH/AGL Deduction			0
ASSESSED VALUE			308,141
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			258,141
TOTAL JUST VALUE			308,141
NCON VALUE			253,141
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2302385	CO		08/21/2023
B2302385	NEW CONSTR	374,144	02/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2665/17	8/31/2023	SW	Q	I	01	367,100

GRANTOR: D R HORTON INC-JACKSO  
GRANTEE: GILLANE WILLIAM M &

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=10,10] E15 S9 E24 S60 W13 N14 W5 N6 W8 N3 W6 S3 W7 N49 \$	
FOP=[YR=2023;ORIG=30,79] E1 N14 E5 S14 E13 S4 W19 N4 \$	
FGR=[YR=2023;ORIG=10,59] E7 N3 E6 S3 E8 S20 W21 N20 \$	
FSP=[YR=2023;ORIG=25,10] E24 S9 W24 N9 \$	

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	2024	2023		100	3,910	

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							