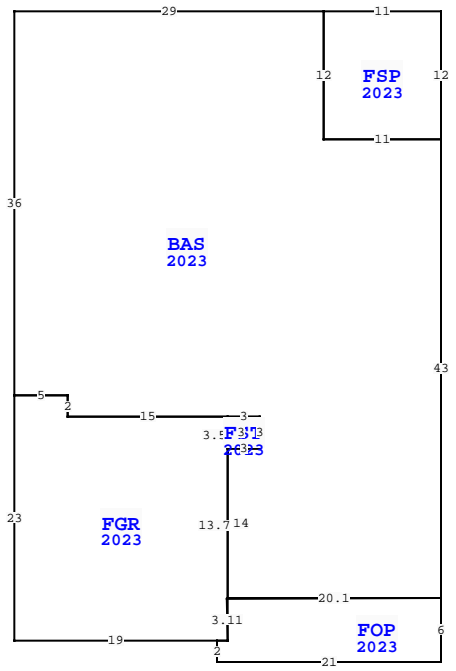


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		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	SUBAREA MARKET VALUE
BAS	1,709	100	1,709	183,769
FGR	430	55	236	25,377
FOP	121	30	36	3,871
FSP	132	40	53	5,699
FST	9	55	5	538
TOTALS	2,401		2,039	219,254

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			219,254
TOTAL MARKET OB/XF VALUE			3,692
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			277,946
SOH/AGL Deduction			0
ASSESSED VALUE			277,946
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			227,946
TOTAL JUST VALUE			277,946
NCON VALUE			222,946
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23-02605	CO		11/02/2023
B2302605	NEW CONSTR	321,193	02/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/690	11/30/2023	SW	Q	I	01	334,000

GRANTOR: D R HORTON INC-JACKSO  
GRANTEE: OMNTGOMERY EVAN MIC

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

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS=[YR=2023;ORIG=-60,-20] E29 S12 E11 S43 W20 N14 E3 N3 W3 W15 N2 W5 N36 \$ FGR=[YR=2023;ORIG=-60,16] E5 S2 E15 D3.5L0 D13.7R0 S4 W1 W19 N23 \$ FSP=[YR=2023;ORIG=-31,-20] E11 S12 W11 N12 \$ FOP=[YR=2023;ORIG=-41,39] E1 U3.11L0.1 U0.1R20.1 S6 W21 N2 \$ FST=[YR=2023;ORIG=-40,18] E3 S3 W3 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			710.00	SF	5.20				5.20	3,692

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	DPTH 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							