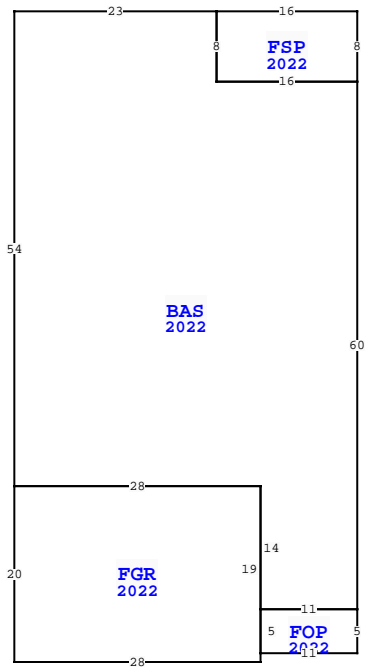


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
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	2,132	100	2,132	220,683
FGR	560	55	308	31,881
FOP	55	30	16	1,656
FSP	128	40	51	5,279
TOTALS	2,875		2,507	259,500

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,507	108.9600	103.51	259,500	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024										Heated Area: 2132	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		259,500	
TOTAL MARKET OB/XF VALUE		11,304	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		325,804	
SOH/AGL Deduction		0	
ASSESSED VALUE		325,804	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		275,804	
TOTAL JUST VALUE		325,804	
NCON VALUE		270,804	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2300748	CO		07/14/2023
B2300748	NEW CONSTR	399,751	01/18/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2656/800	7/21/2023	SW Q	Q	I	02	375,400

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: AUSTIN-TALLEY CLAUD

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2022] W16 BAS=[YR=2022] W23 S54 FGR=[YR=2022] S20 E28 N1 FOP=[YR=2022] E11 N5 W11 S5\$ N19 W28\$ E28 S14 E11 N60 W16 N8\$ S8 E16 N8\$.	

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	720.00	UT	5.20	5.20	100	2024	2023		100	3,744	
2	0462	ST/AL FNC	0	100	0	696.00	SF	10.00	10.00	100	2024	2023		100	6,960	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2024	2023		100	600	

LAND DESCRIPTION		TOTAL OB/XF															11,304							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							