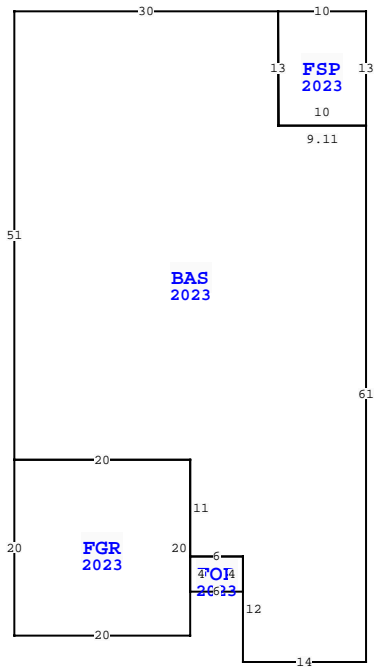


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	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	2,299	100	2,299
FGR	400	55	220
FOP	24	30	7
FSP	130	40	52
TOTALS	2,853		2,578

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2024											
					Heated Area: 2299			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			263,265
TOTAL MARKET OB/XF VALUE			10,271
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			328,536
SOH/AGL Deduction			0
ASSESSED VALUE			328,536
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			278,536
TOTAL JUST VALUE			328,536
NCON VALUE			273,536
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013634	CO ISSUED	0	03/01/2023
22001357	NEW CONSTR	365,597	01/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/0548	3/06/2023	SW	Q	I	01	372,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: FERREIRA JAMES & CR

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=10,10] E30 D13R0.1 E9.11 S61 W14 N12 W6 N11 W20 N51 \$	
FGR=[YR=2023;ORIG=10,61] E20 S20 W20 N20 \$	
FOP=[YR=2023;ORIG=30,72] E6 S4 W6 N4 \$	
FSP=[YR=2023;ORIG=40,10] E10 S13 W10 N13 \$	

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	0810	CONCRETE A	0	100	0	694.00	SF	6.50	6.50	100	2023	2023		100	4,511	
2	0476	VF 6 SBPL	0	100	0	180.00	LF	32.00	32.00	100	2023	2023		100	5,760	

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							