



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 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	2,160	100	2,160	210,773
FGR	560	55	308	30,055
FOP	55	30	16	1,561
PTO	70	5	4	390
TOTALS	2,845		2,488	242,779

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,062.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,488	102.7200	97.58	242,779	2022	2022	0	0	0	0.00	100.00	
1 SINGLE FAM - 0% - 2023													
Heated Area: 2160													
HX Base Yr													
BLD DATE							LGL DATE						

TOTAL OB/XF 4,248													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		242,779	
TOTAL MARKET OB/XF VALUE		4,248	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		302,027	
SOH/AGL Deduction		0	
ASSESSED VALUE		302,027	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		302,027	
TOTAL JUST VALUE		302,027	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,886	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017988	CO ISSUED	0	10/14/2022
21017988	NEW CONSTR	355,529	12/29/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2610/0886	12/22/2022	SW	Q	I	01	331,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: REFF DAVID & MELANI						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W23 S8 W3 PTO=[YR=2022] N7 W10 S7 E10\$ W13 S60 FOP=[YR=2022] S5 E11 FGR=[YR=2022] S2 E28 N20 W28 S18\$ N5 W11\$ E11 N13 E28 N55\$.													