



BUILDING CHARACTERISTICS		
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 Floo	14	CARPET 60
Interior Floo	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

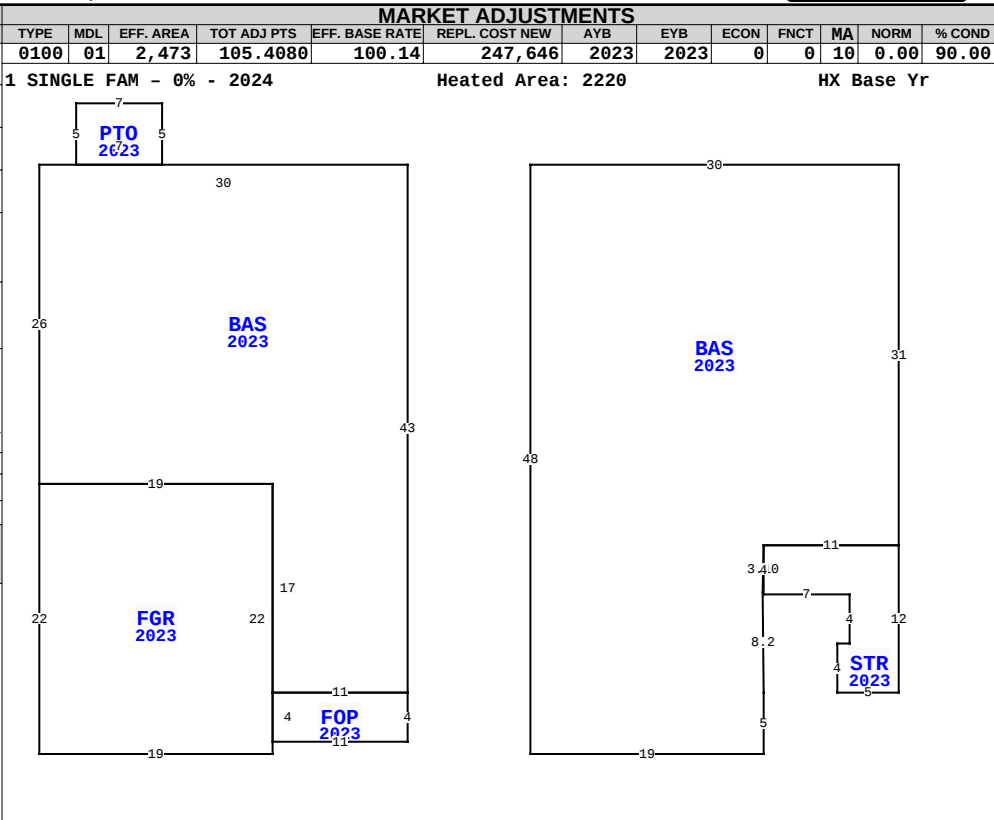
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	967	100	967	87,152
BAS	1,253	100	1,253	112,928
FGR	418	55	230	20,729
FOP	44	30	13	1,172
PTO	35	5	2	180
STR	80	10	8	721

TOTALS	2,797		2,473	222,881
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	696.00	SF	6.50	6.50
2	0476	VF 6 SBPL	0	0	0	168.00	LF	32.00	32.00
3	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00
4	0462	ST/AL FNC	0	0	0	336.00	SF	10.00	10.00

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2023	2023		100	4,524	
100	2023	2023		100	5,376	
100	2023	2023		100	300	
100	2023	2023		100	3,360	

TOTAL OB/XF									
13,560									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	222,881		
TOTAL MARKET OB/XF VALUE	13,560		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	291,441		
SOH/AGL Deduction	0		
ASSESSED VALUE	291,441		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	291,441		
TOTAL JUST VALUE	291,441		
NCON VALUE	13,560		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	55,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000568	CO ISSUED	0	02/28/2023
22000568	NEW CONSTR	353,592	01/10/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2623/0894	2/28/2023	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					SALE PRICE
GRANTEE: NOAKES JESSICA ANN					323,000

BUILDING NOTES									
BAS=[YR=2023;ORIG=60,10] E30 S31 W11 D3.10L0.1 D8.2R0.1 S5 W19 N48 \$									
BAS=[YR=2023;ORIG=20,10] E30 S43 W11 N17 W19 N26 \$									
FGR=[YR=2023;ORIG=20,36] E19 S22 W19 N22 \$									
STR=[YR=2023;ORIG=79,41] E11 S12 W5 N4 E1 N4 W7 N4 \$									
FOP=[YR=2023;ORIG=39,53] E11 S4 W11 N4 \$									
PTO=[YR=2023;ORIG=23,10] E7 N5 W7 S5 \$									