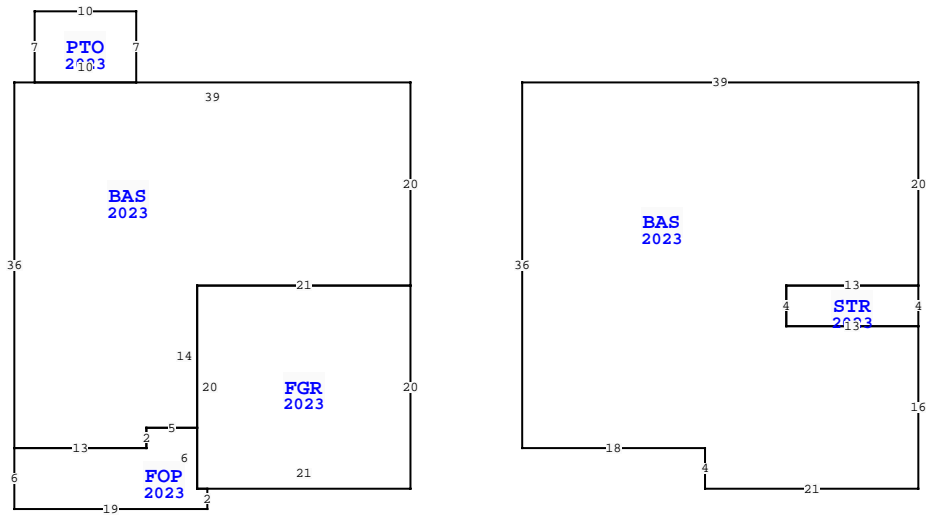


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	OWNER OCC	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	1,058	100	1,058
BAS	1,436	100	1,436
FGR	420	55	231
FOP	120	30	36
PTO	70	5	4
STR	52	10	5
TOTALS	3,156		2,770

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	100.32	277,886	2023	2023	0	0	0.00	100.00
Heated Area: 2494											
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			277,886
TOTAL MARKET OB/XF VALUE			3,661
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			336,547
SOH/AGL Deduction			0
ASSESSED VALUE			336,547
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			286,547
TOTAL JUST VALUE			336,547
NCON VALUE			281,547
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2215710	CO		07/21/2023
B2215710	NEW CONSTR	449,435	10/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2656/738	7/21/2023	SW	Q	I	01	372,000

GRANTOR: D R HORTON INC-JACKSO
GRANTEE: ELLIS KIMBERLY LAUR

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2023;ORIG=70,10] E39 S20 W13 S4 E13 S16 W21 N4 W18 N36 \$</p> <p>BAS=[YR=2023;ORIG=20,10] E39 S20 W21 S14 W5 S2 W13 N36 \$</p> <p>FGR=[YR=2023;ORIG=38,30] E21 S20 W21 N20 \$</p> <p>FOP=[YR=2023;ORIG=20,46] E13 N2 E5 S6 E1 S2 W19 N6 \$</p> <p>PTO=[YR=2023;ORIG=22,3] E10 S7 W10 N7 \$</p> <p>STR=[YR=2023;ORIG=96,30] E13 S4 W13 N4 \$</p>	

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			5.20	100	2024	2023		100	3,661	

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	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							