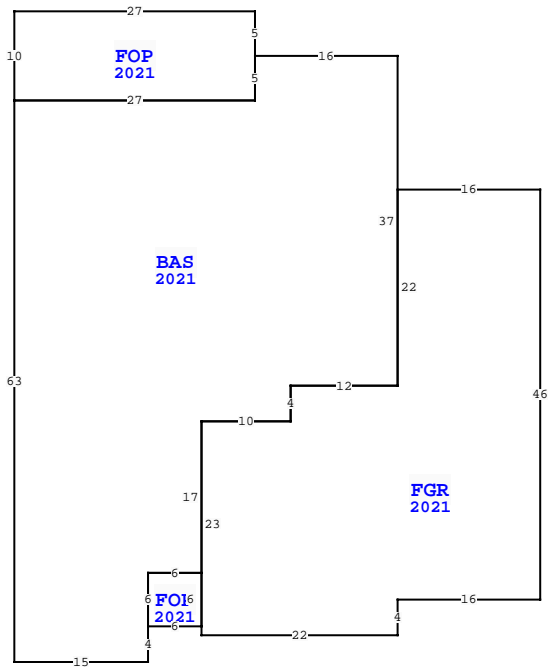




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,087	100	2,087
FGR	1,312	55	722
FOP	36	30	11
FOP	270	30	81
TOTALS	3,705		2,901
			381,219

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,901	105.6560	132.07	383,135	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022											
Heated Area: 2087											
HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		381,219	
TOTAL MARKET OB/XF VALUE		7,547	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		463,766	
SOH/AGL Deduction		84,177	
ASSESSED VALUE		379,589	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		329,589	
TOTAL JUST VALUE		463,766	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		446,611	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001411	CO ISSUED	0	02/08/2021
20005009	NEW CONSTR	330,064	07/31/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN / I / CD	SALE PRICE	
2436/1571	2/16/2021	SW Q	I	02	398,000	
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: SALINAS JAMES A & Z						
2373/0856	7/02/2020	SW Q	V	05	3,194,300	
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

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	5.20	100	2021	2021	3	99	7,547	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W16 FOP=[YR=2021] N5 W27 S10 E27 N5\$ S5 W27 S63 E15 N4 FOP=[YR=2021] E6 FGR=[YR=2021] S1 E22 N4 E16 N46 W16 S22 W12 S4 W10 S23 \$ N6 W6 S6\$ N6 E6 N17 E10 N4 E12 N37\$.	

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							