

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,965	112.8940	141.12	418,421	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM - 100% - 2022 Heated Area: 2462 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		416,329		
TOTAL MARKET OB/XF VALUE		15,949		
TOTAL LAND VALUE - MARKET		75,000		
TOTAL MARKET VALUE		507,278		
SOH/AGL Deduction		93,334		
ASSESSED VALUE		413,944		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		363,944		
TOTAL JUST VALUE		507,278		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		488,598		

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	SUBAREA MARKET VALUE
BAS	1,788	100	1,788	251,061
FGR	662	55	364	51,111
FOP	174	30	52	7,301
FSP	200	40	80	11,234
FUS	674	100	674	94,639
STR	70	10	7	983
TOTALS	3,568		2,965	416,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012591	NEW CONSTR	342,173	12/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/0451	7/26/2021	SW	Q	I	01	408,100

GRANTOR: RICHMOND AMERICAN HOM  
GRANTEE: COMPTON STEVEN L &  
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	0855	CONC PAVER	0	100	0	0		10.00	10.00	100	2021	2021	3	99	15,949	

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

BUILDING DIMENSIONS		
BAS=[YR=2021] W15 FSP=[YR=2021] W25 S8 E25 N8\$ S8 W25 S60		
FOP=[YR=2021] S6 E19 N16 W6 S10 W13\$ E13 N10 E6 FGR=[YR=2021]		
E21 N2 E10 N20 W31 S22 \$ N22 E21 N36\$ PTR=E25 FUS=[YR=2021]		
S36 E6 STR=[YR=2021] E7 N10 W7 S10\$ N10 E7 S10 E15 N14 W12		
N22 W16\$ W25\$.		

LAND DESCRIPTION																								
TOTAL OB/XF 15,949																								
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							