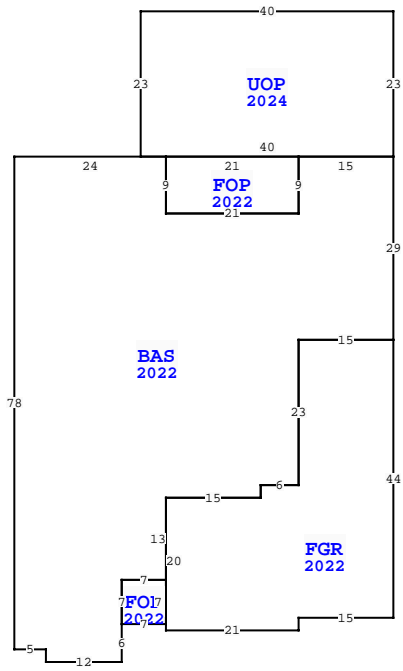




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	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	3,187	100	3,187
FGR	1,113	55	612
FOP	49	30	15
FOP	189	30	57
UOP	920	20	184
TOTALS	5,458		4,055
			548,642

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	4,055	108.2400	135.30	548,642	2022	2022	0	0	0	100.00		
1 SNGL FAM - 0% - 2023 Heated Area: 3187 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			548,642
TOTAL MARKET OB/XF VALUE			32,660
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			781,302
SOH/AGL Deduction			61,974
ASSESSED VALUE			719,328
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			719,328
TOTAL JUST VALUE			781,302
NCON VALUE			32,819
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			624,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011101	12X12 SCR N ENCL	38,500	08/31/2023
22017782	CO ISSUED	0	12/02/2022
21010988	RICHMOND	548,862	10/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/1897	12/06/2022	SW	Q	I	01	798,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: HAYWOOD CHRISTOPHER						
2464/0053	5/21/2021	SW	Q	V	05	5,279,000
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	0	0	1,272.00	SF	10.00	10.00	100	2022	2022	3	100	12,720	
2	0462	ST/AL FNC	0	0	0	1,104.00	SF	10.00	10.00	100	2024	2023		100	11,040	
3	0463	FENCE GATE	0	0	0	3.00	UT	300.00	300.00	100	2024	2023		100	900	
4	0912	SCRN RM G	0	0	20	400.00	SF	20.00	20.00	100	2024	2023		100	8,000	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/17/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2022;ORIG=0,0] W15 S9 W21 N9 W24 S78 E5 S2 E12 N6 N7 E7 N13 E15 N2 E6 N23 E15 N29 \$			
FGR=[YR=2022;ORIG=-36,74] S1 E21 N2 E15 N44 W15 S23 W6 S2 W15 S20 \$			
UOP=[YR=2024;ORIG=0,0] W40 N23 E40 S23 \$			
FOP=[YR=2022;ORIG=-15,0] W21 S9 E21 N9 \$			
FOP=[YR=2022;ORIG=-43,74] E7 N7 W7 S7 \$			

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	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							