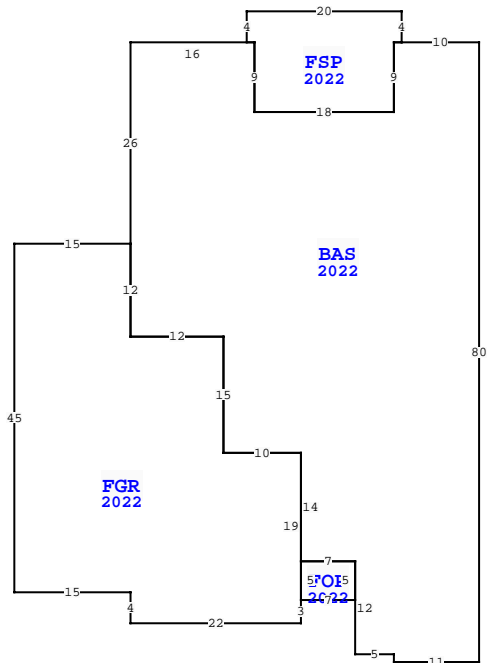


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	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	2,568	100	2,568
FGR	1,339	55	736
FOP	35	30	10
FSP	242	40	97
TOTALS	4,184		3,411

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,411	112.2400	140.30	478,563	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023										Heated Area: 2568	HX Base Yr 2023



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			478,563
TOTAL MARKET OB/XF VALUE			26,080
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			704,643
SOH/AGL Deduction			106,897
ASSESSED VALUE			597,746
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			547,746
TOTAL JUST VALUE			704,643
NCON VALUE			12,420
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			568,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014551	CO ISSUED	0	09/23/2022
21010573	RICHMOND	471,011	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1075	9/28/2022	SW Q	Q	I	01	716,600
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: BERNHARDT DAVID & K						
2464/0053	5/21/2021	SW Q	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	100	0	0		10.00	10.00	100	2022	2022	3	100	13,660	
2	0462	ST/AL FNC	0	100	0	0		10.00	10.00	100	2024	2023		100	11,520	
3	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2024	2023		100	900	

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

BUILDING NOTES	
BAS=[YR=2022] W10 FSP=[YR=2022] N4 W20 S4 E1 S9 E18 N9 E1 S9 W18 N9 W16 S26 FGR=[YR=2022] W15 S45 E15 S4 E22 N3 FOP=[YR=2022] E7 N5 W7 S5 S19 W10 N15 W12 N12 S12 E12 S15 E10 S14 E7 S12 E5 S1 E11 N80 S.	

LAND DESCRIPTION		TOTAL OB/XF															26,080							
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							