

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,904	110.0740	137.59	399,561	2022	2022	0	0	0.00	100.00		
1 SNGL FAM - 0% - 2023 Heated Area: 2413 HX Base Yr													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,413	100	2,413	332,005
FGR	694	55	382	52,559
FOP	78	30	23	3,165
FSP	216	40	86	11,833
TOTALS	3,401		2,904	399,561

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 PAVR	0	0	0	1,210.00	SF	10.00	10.00	100	2022	2022	3	100	12,100	

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	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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			399,561
TOTAL MARKET OB/XF VALUE			12,100
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			486,661
SOH/AGL Deduction			0
ASSESSED VALUE			486,661
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			486,661
TOTAL JUST VALUE			486,661
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			466,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009496	NEW CONSTR	403,279	11/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/0768	8/29/2022	SW Q	Q	I	01	569,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: GIBBONS STACY WILLI						
2464/0053	5/21/2021	SW Q	Q	V	05	5,279,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: RICHMOND AMERICAN H						

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

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2022] W17 FSP=[YR=2022] N12 W18 S12 E18\$ W18 N12 W16 S68 E12 N1 E11 FOP=[YR=2022] S2 E8 N4 FGR=[YR=2022] E20 N2 E10 N20 W23 N4 W8 S26 E1\$ W1 N8 W6 S10 W1\$ E1 N10 E6 N18 E8 S4 E13 N31\$.	