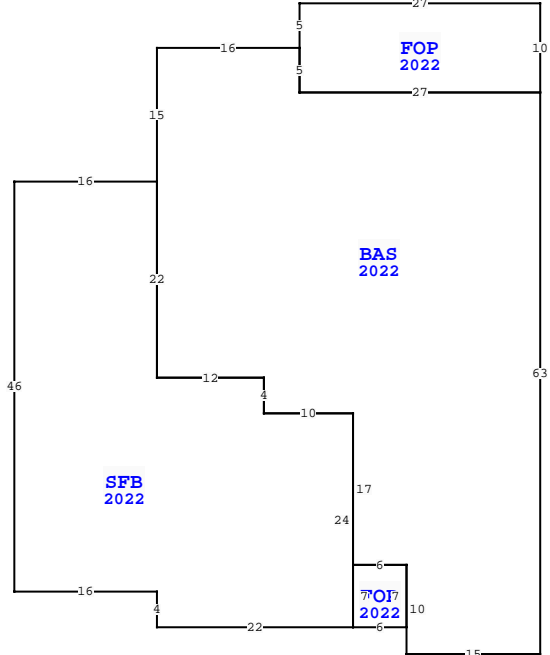


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	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	2,087	100	2,087
FOP	42	30	13
FOP	270	30	81
SFB	1,312	80	1,050
TOTALS	3,711		3,231
			408,722

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,231	101.2000	126.50	408,722	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023 Heated Area: 3137 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			408,722
TOTAL MARKET OB/XF VALUE			17,531
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			501,253
SOH/AGL Deduction			5,771
ASSESSED VALUE			495,482
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			445,482
TOTAL JUST VALUE			501,253
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			481,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006311	CO ISSUED	0	03/25/2022
21006311	NEW CONSTR	351,625	07/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/0569	3/29/2022	SW Q	Q	I	02	451,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WILLIAMS CAMERON CH						
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	0811	CONCRETE B	0	100	0	1,267.00	SF	5.20	5.20	100	2022	2022	3	100	6,588	
2	0462	ST/AL FNC	0	100	0	1,056.00	SF	10.00	10.00	100	2022	2022	3	98	10,349	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	
TOTALS															17,531	

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