

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	80
Interior Floo	14	CARPET	20
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,909	100.4400	125.55	490,775	2022	2022	0	0	0.00	100.00		
1 SNGL FAM - 100% - 2023 Heated Area: 3187 HX Base Yr													

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

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	3,187	100	3,187	400,128
FGR	1,113	55	612	76,837
FOP	49	30	15	1,883
FSP	189	40	76	9,542
PTO	378	5	19	2,385
TOTALS	4,916		3,909	490,775

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	1,401.00	SF	5.20	5.20	100	2022	2022	3	100	7,285	
2	0912	SCRN RM G	0	100	21	378.00	SF	20.00	20.00	100	2024	2023		100	7,560	

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	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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			490,775
TOTAL MARKET OB/XF VALUE			14,845
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			580,620
SOH/AGL Deduction			8,043
ASSESSED VALUE			572,577
TOTAL EXEMPTION VALUE	13		572,577
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			580,620
NCON VALUE			9,945
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			546,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008760	21X18 SCR N ENCL	12,564	07/10/2023
22002925	CO ISSUED	0	02/23/2022
21004002	NEW CONSTR	481,440	05/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2543/1141	2/23/2022	SW Q	Q	I	02	602,700

GRANTOR: RICHMOND AMERICAN HOM
GRANTEE: SMITH HOLLY LYNN &
2464/0053 5/21/2021 SW Q V 05 5,279,000
GRANTOR: AW VENTURE II LLC
GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022;ORIG=0,0] W24 S9 W21 N9 W15 S29 E15 S23 E6 S2 E15 S13 E7 S13 E12 N2 E5 N78 \$
FGR=[YR=2022;ORIG=-60,29] S44 E15 S2 E21 N1 N20 W15 N2 W6 N23 W15 \$
FSP=[YR=2022;ORIG=-24,0] W21 S9 E21 N9 \$
FOP=[YR=2022;ORIG=-24,74] E7 N7 W7 S7 \$
PTO=[YR=2024;ORIG=-45,0] E21 N18 W21 S18 \$